

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
NOVEMBER 12, 2014**

After determining that a quorum is present, the Planning and Zoning Commission of the City of The Colony, Texas will convene into regular session which will be held on Wednesday, November 12, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input
2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the October 28, 2014 Regular Session.
2.2	<i>PP14-0005, Old Oak Pond Office Addition, Lots 1, 2 and 3, Block A</i> Consider approval of a Preliminary Plat of Lots 1-3, Block A of the Old Oak Pond Office Addition, being a 17.37 acre tract of land in the T.A. West Survey, Abstract No. 1344, located on the south side of Plano Parkway, approximately 2,100 feet east of Tittle Drive.
2.3	<i>FP14-0013, Old Oak Pond Addition, Lots 1 and 2, Block A</i> Consider approval of a Final Plat of Lots 1 and 2, Block A of the Old Oak Pond Addition, being a 7.36 acre tract of land in the TA West Survey, Abstract No. 1344, located on the south of Plano Parkway, approximately 2,100 feet east of Tittle Drive.
2.4	<i>PP14-0006, The Colony 34 Addition, Lot 1, Block A (La Quinta Inn)</i> Consider approval of a Preliminary Plat of Lot 1, Block A of The Colony 34 Addition, being a 3.65 acre tract of land in the A. Singleton Survey, Abstract No. 1138 and the H. Hedgecox Survey, Abstract No. 533, located on the southeast corner of Memorial Drive and Market Street.
2.5	<i>FP14-0014, The Colony 34 Addition, Lot 1, Block A (La Quinta Inn)</i> Consider approval of a Final Plat of Lot 1, Block A of The Colony 34 Addition, being a 3.65 acre tract of land in the A. Singleton Survey, Abstract No. 1138 and the H. Hedgecox Survey, Abstract No. 533, located on the southeast corner of Memorial Drive and Market Street.
3.0	PUBLIC HEARING ITEMS
3.1	<i>Z14-0003, Colony Center Rezoning Request</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a rezoning request and proposed text amendments for a 49.99 acre portion of Tract D in Planned Development No.16, in the area generally bounded on the south by the Sam Rayburn Tollway (S.H. 121), by the north by Memorial Drive and South Colony Boulevard on the east.
3.2	<i>SUP14-0008, Hyatt Place Limited Service Hotel</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Hyatt Place, to be located on a 1.90 acre tract of land on the south side of Memorial Drive east of Top Golf.
4.0	DISCUSSION ITEMS
4.1	<i>SP14-0014, Old Oak Pond Office Complex Site Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for two office buildings totaling 65,000 square feet located on approximately 7.36 acres of land, on the south side of the Plano Parkway approximately 2,100 feet east of Tittle Drive.
4.2	<i>SP14-0016, La Quinta Inn Site Plan</i> Discuss and consider making a recommendation to City Council on an application for a Site Plan to allow the construction of a four story, 80-room La Quinta Inn to be located on a 3.65 acre tract of land on the southeast corner of Memorial Drive and Market Street.

“Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session”.

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 7th day of November, 2014.

Wfer *Christie Wilson* Deputy City Secretary
Christie Wilson, City Secretary



**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
OCTOBER 28, 2014**

After determining that a quorum was present, the Planning and Zoning Commission of the City of The Colony, Texas convened into Regular Session which was held on Tuesday, October 28, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Karen Hames, Chairman; Shannon Hebb; Cesar Molina, Jr.; Detrick DeBurr; Cody Hall and Brian Buffington. Brian Wade, Vice-Chairman; arrived at 6:40.

Board Members Absent: None

City Council Liaison: David Terre, City Council Place 4

Staff Present: Brooks Wilson, AICP, Senior Planner; Gordon Scruggs, Engineering Director. Ed Voss, City Attorney; Felicia Campa, Recording Secretary Pro Tem

1.0	CALL REGULAR SESSION TO ORDER
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Chairman Hames called the meeting to order at 6:30 PM.

1.2	CITIZEN INPUT
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No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the September 23, 2014 Regular Session.

Chairman Hames read the Consent Agenda items into the record.

Commissioner DeBurr moved to approve the Consent Agenda. Commissioner Buffington seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.1	<i>Z14-0003, PD-16, Colony Center Rezoning Request</i> Continue the public hearing, discuss and consider making a recommendation to City Council regarding a zoning use change and text amendments for a 49.99 acre portion of Tract D in Planned Development No.16, in the area generally bounded on the south by the Sam Rayburn Tollway (S.H. 121), by the north by Memorial Drive and is located west of South Colony Boulevard.

Chairman Hames opened the Public Hearing. At the request of the applicant, this item will be heard at the November 12, 2014 Planning and Zoning Commission meeting.

Commissioner Hall moved to continue the Public Hearing on item 3.1 to the November 12, 2014 Planning and Zoning Commission meeting. Commissioner Molina seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEMS
4.1	<i>SP14-0014, Freddy's of The Colony Site Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Site Plan for a 10,100 square foot shopping center, Freddy's at The Colony, to be located on a 1.37 acre tract of land on the north side of the Sam Rayburn Tollway (S.H. 121) approximately 750 feet east of Blair Oaks Drive.

Ms. Wilson presented the Staff Report.

Since there were no questions from the Commissioners, Chairman Hames called for a motion.

Commissioner Hall moved to approve the Item 4.1. Commissioner DeBurr seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEMS
4.2	<i>2013-2014 Planning and Zoning Commission Annual Report</i> Review the 2013-2014 Planning and Zoning Commission Annual Report.

Ms. Wilson presented the Planning and Zoning Commission Annual Report.

There were no comments or questions.

There being no further business to come before the Commission, Chairman Hames reminded members that the next meeting would be held on a Wednesday due to the Veteran's Day Holiday and adjourned the Regular Session of the Planning and Zoning Commission at 6:42 PM.

Karen Hames, Chairman

Felicia Campa, Recording Secretary Pro Tem

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *PP14-0005, Old Oak Pond Office Addition, Lots 1, 2 and 3, Block A*

Consider approval of a Preliminary Plat of Lots 1-3, Block A of the Old Oak Pond Office Addition, being a 17.37 acre tract of land in the T.A. West Survey, Abstract No. 1344, located on the south side of Plano Parkway, approximately 2,100 feet east of Tittle Drive.

OWNERS/ENGINEER

Owner/Developer:	Billingsley Company	Dallas, Texas
Engineer/Surveyor:	Binkley & Barfield, C&P.	Richardson, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a single office building on Lot 1 and Lot 2. Lot 3 will be developed in future phases.

ADJACENT ZONING AND LAND USE

North - PD-25, Nebraska Furniture Mart
South - City of Lewisville
East- PD-25, Nebraska Furniture Mart and Grandscape development
West- PD-22, Edward Don office/warehouse complex

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

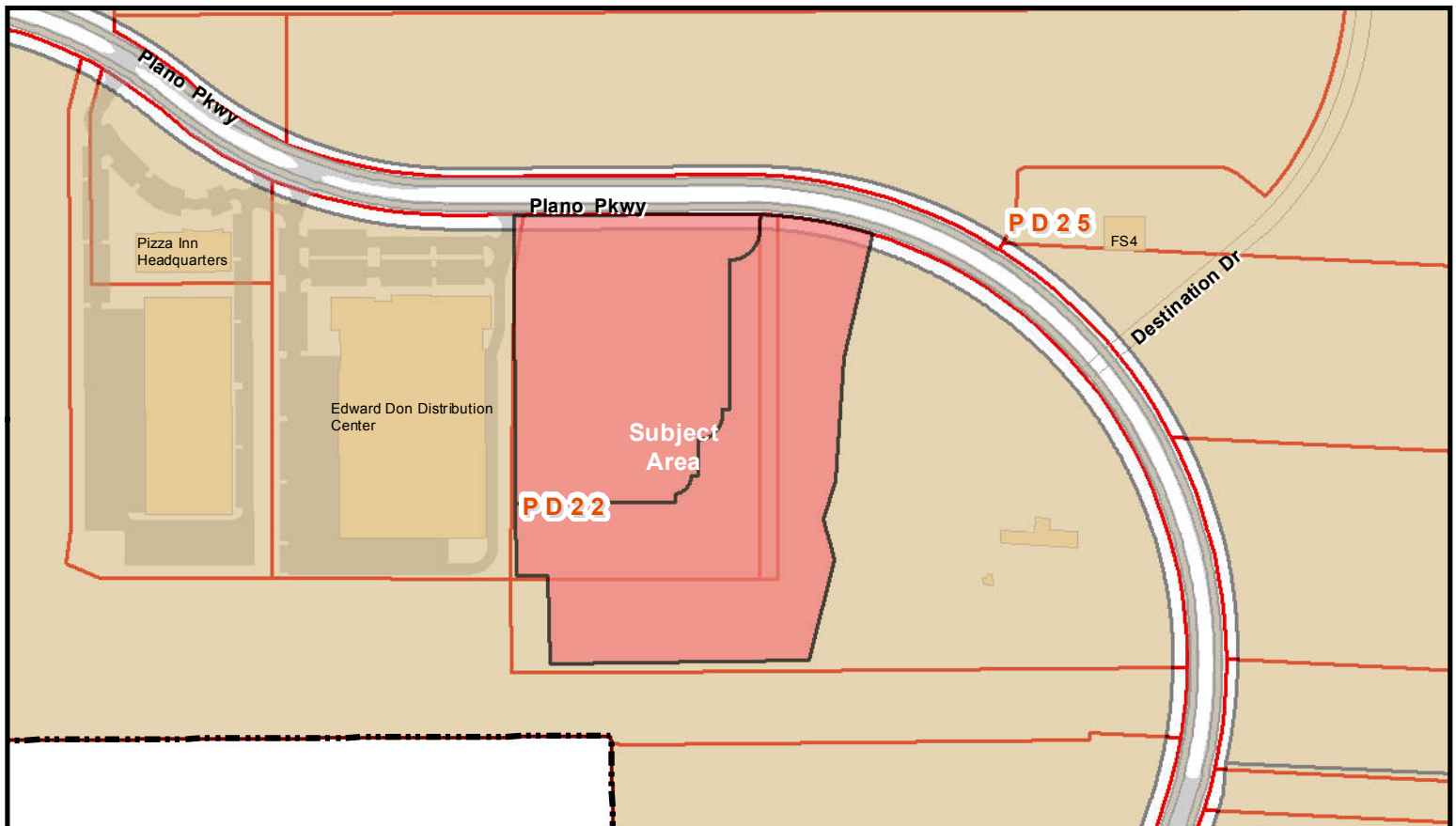
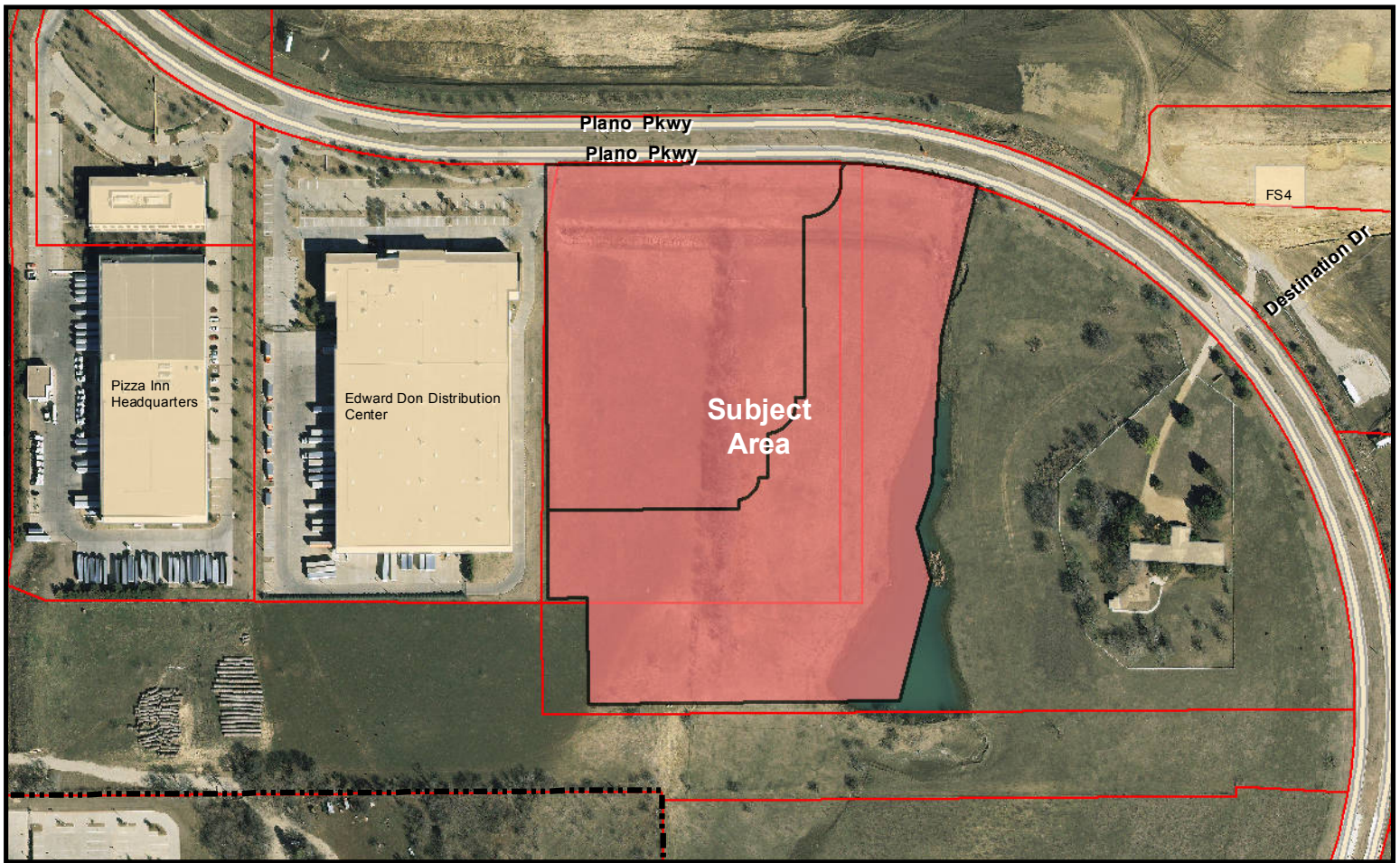
The Development Review Committee (DRC) finds the preliminary plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances as conditioned in the Staff Report.

OPTIONS

1. Approve as recommended by DRC.
2. Postpone consideration.
3. Table item.

ATTACHMENTS

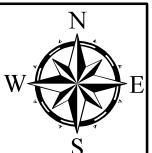
1. Location Map
2. Proposed Preliminary Plat

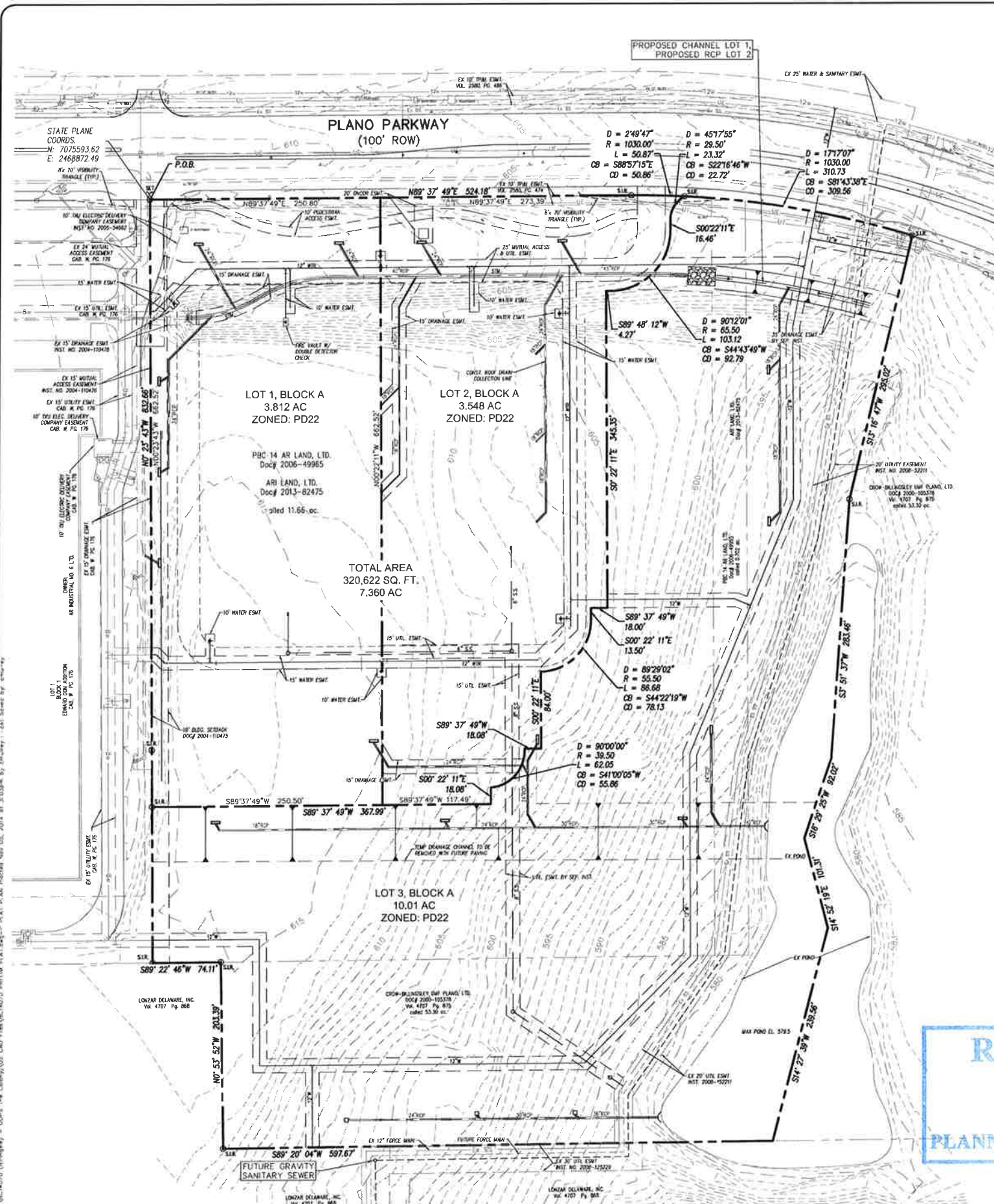


Project No. PP14-0005 - Project Name: Old Oak Pond Office Addition

City Limits	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	
Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling	

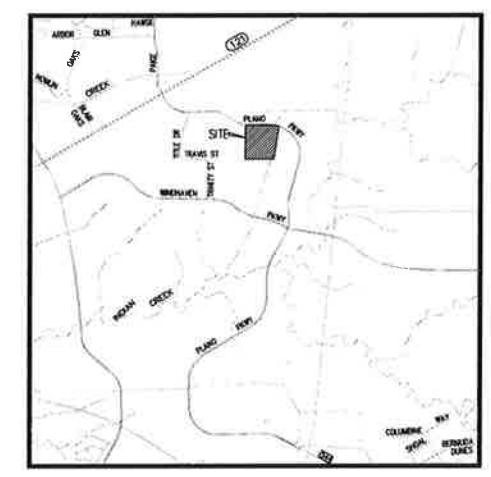
This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





LEGEND

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- Ⓜ = WATER METER
- ⋈ = WATER VALVE
- △ = IRON ROD



LOCATION MAP

BOUNDARY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE T.A. WEST SURVEY, ABSTRACT NO. 1344 IN THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, AND BEING PART OF THE CALLED 11.66 ACRES TRACT DESCRIBED IN BOTH THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ARI LAND, LTD. RECORDED IN INSTRUMENT NO. 2013-82475 IN THE DENTON COUNTY, DEED RECORDS (DCDR), AND IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PBC 14 AR LAND, LTD. RECORDED IN INSTRUMENT NO. 2006-49965 IN THE DCDR, AND ALSO BEING PART OF THE CALLED 53.30 ACRES TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CROW-BILLINGSLEY UMF PLANO, LTD. RECORDED IN INSTRUMENT NO. 2000-105378 IN THE DCDR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP AT THE NORTHWEST CORNER OF SAID 11.66 ACRES TRACT ON THE SOUTH RIGHT-OF-WAY LINE OF PLANO PARKWAY (100' WIDE RIGHT-OF-WAY), SAID IRON ROD BEING ALSO THE NORTHEAST CORNER OF LOT 1 BLOCK 1 OF THE EDWARD DON ADDITION, AN ADDITION TO THE CITY OF THE COLONY RECORDED IN CABINET W PAGE 176 IN THE DENTON COUNTY PLAT RECORDS;

THENCE NORTH 89°37'49" EAST 524.18 FEET ALONG THE SOUTH LINE OF PLANO PARKWAY TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP;

THENCE EASTERLY CONTINUING ALONG THE SOUTH LINE OF PLANO PARKWAY, AN ARC DISTANCE OF 310.73 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 17°17'07", AND THE CHORD BEARS SOUTH 81°43'38" EAST 309.56 FEET, TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP, SAID ROD BEING IN THE NORTH LINE OF SAID CROW-BILLINGSLEY UMF PLANO, LTD;

THENCE SOUTH 13°16'47" WEST 295.02 FEET TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP;

THENCE SOUTH 03°51'37" WEST 283.46 FEET;

THENCE SOUTH 18°29'25" WEST 92.02 FEET;

THENCE SOUTH 14°52'19" EAST 101.31 FEET;

THENCE SOUTH 14°27'39" WEST 239.56 FEET TO THE SOUTH LINE OF CROW-BILLINGSLEY UMF PLANO, LTD, TRACT SAID POINT BEING IN THE NORTH LINE OF CALLED 81.7201 ACRES TRACT DESCRIBED IN THE DEED TO LONZAR DELAWARE, INC RECORDED IN VOLUME 4707, PAGE 0868 IN THE DCDR;

THENCE SOUTH 89°20'04" WEST 597.67 FEET ALONG THE NORTH LINE OF LONZAR DELAWARE, INC AND THE SOUTH LINE OF SAID ARI LAND, LTD. AND PBC 14 AR LAND, LTD. TRACT, TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP;

THENCE NORTH 00°53'52" WEST 203.39 FEET, TO THE SOUTH LINE OF SAID ARI LAND, LTD. AND PBC 14 AR LAND, LTD., TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP;

THENCE SOUTH 89°22'46" WEST 74.11 FEET ALONG THE NORTH LINE OF LONZAR DELAWARE, INC TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 1 OF THE EDWARD DON ADDITION, TO A SET 5/8 INCH IRON ROD WITH BASELINE CORP CAP;

THENCE NORTH 00°23'41" WEST 832.66 FEET ALONG THE EAST SIDE OF SAID EDWARD DON ADDITION TO THE POINT OF BEGINNING AND CONTAINING 756,869 SQUARE FEET OR 17.375 ACRES OF LAND MORE OR LESS.

ATTACHMENT 2
Proposed Preliminary Plat

PRELIMINARY PLAT
OLD OAK POND OFFICE ADDITION
Lots 1, 2 & 3, Block A
17.37 acres
T.A. West Survey, Abstract No. 1344
City of The Colony, Denton County, Texas

File No. FP14-0013



Owner/Applicant:
Billingsley
One Arts Plaza
1722 South Street, Suite 1313
Dallas, Texas 75201
214-270-1000
www.billingsleyco.com

Surveyor:
BASELINE
1801 Gateway Blvd., Suite 103
Richardson, Texas 75080
(972) 555-6325
Fax (972) 644-2817
Contact: Thomas C. Holland, R.P.L.S.
Firm Registration #10193933

Engineer:
Binkley Barfield & Co.
consulting engineers
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2817
Fax (972) 644-2817
Contact: David Francis
Firm Registration #10193933

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *FP14-0013, Old Oak Pond Addition, Lots 1 and 2, Block A*

Consider approval of a Final Plat of Lots 1 and 2, Block A of the Old Oak Pond Addition, being a 7.36 acre tract of land in the TA West Survey, Abstract No. 1344, located on the south of Plano Parkway, approximately 2,100 feet east of Tittle Drive.

OWNER/ENGINEER

Owner/Developer:	Billingsley Company	Dallas, Texas
Engineer/Surveyor:	Binkley & Barfield, C&P	Richardson, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing two one-story office buildings on the subject property.

ADJACENT ZONING AND LAND USE

North - PD-25, Nebraska Furniture Mart, Hampton Inn (under construction) and the Grandscape site

South - PD-22, Lot 2, Block A of Old Oak Pond Addition and the City of Lewisville

East- PD-25, undeveloped land and the Grandscape site

West- PD-22, Edward Don Distribution and Warehouse facility

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

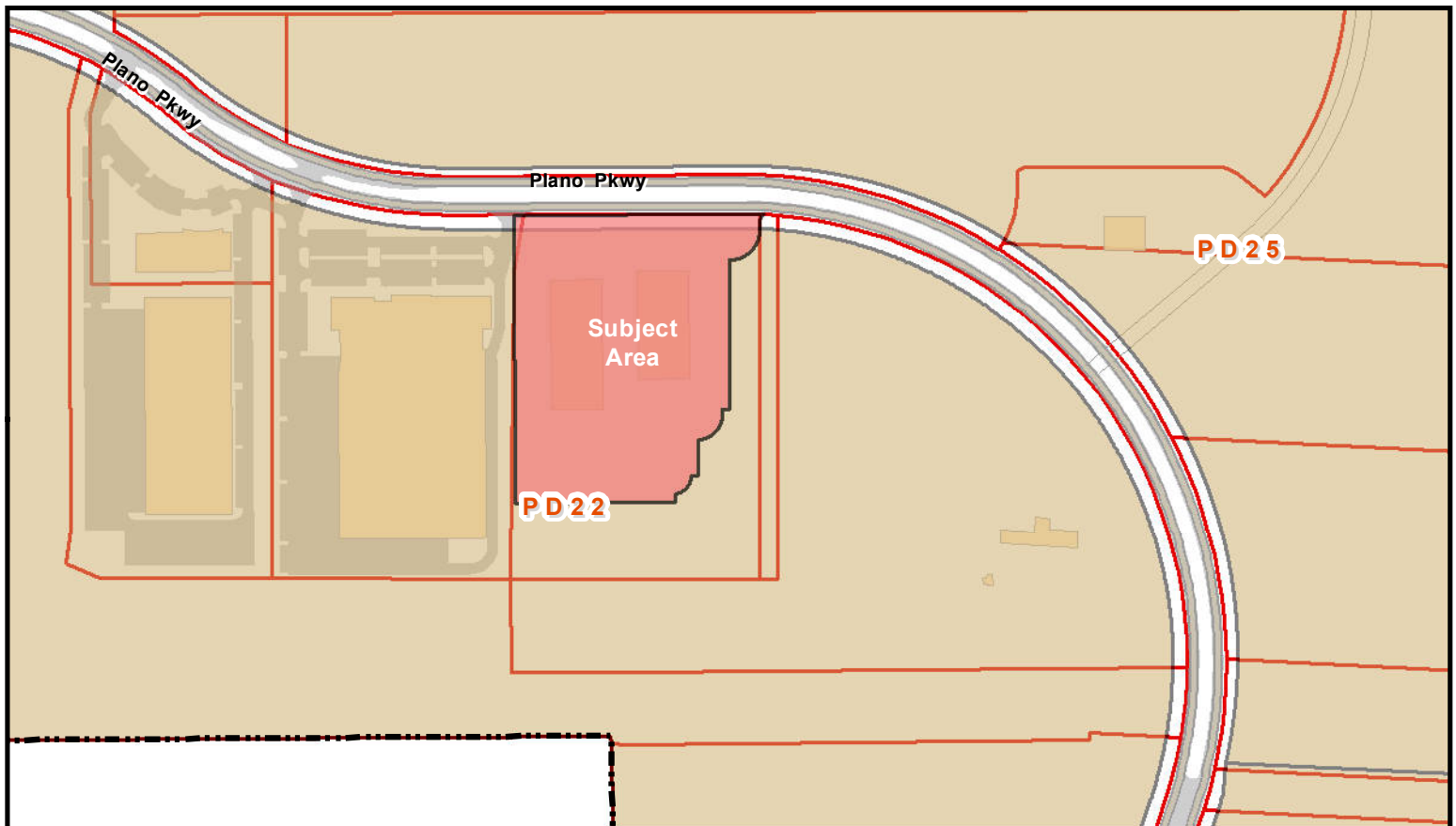
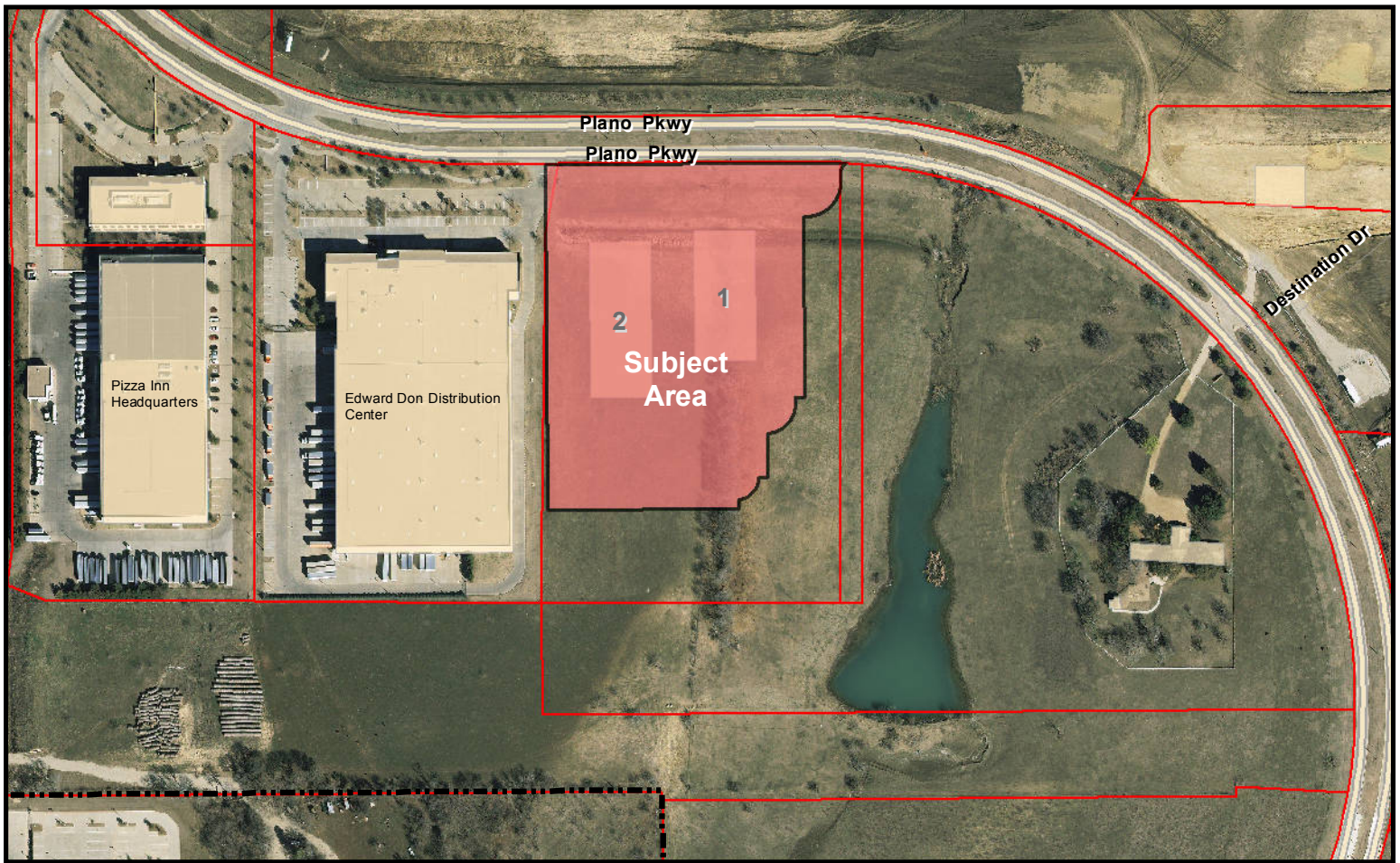
The applicant must sign a Developers Agreement with the City for a temporary sanitary sewer line that will be constructed until further development warrants the permanent sanitary sewer line. The Development Review Committee finds the final plat meets the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances and recommends approval of the with the condition that the Developers Agreement for the temporary sanitary sewer line be approved by the City Council.

OPTIONS

1. Approve as recommended by DRC.
2. Postpone consideration.
3. Table item.

ATTACHMENTS

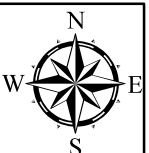
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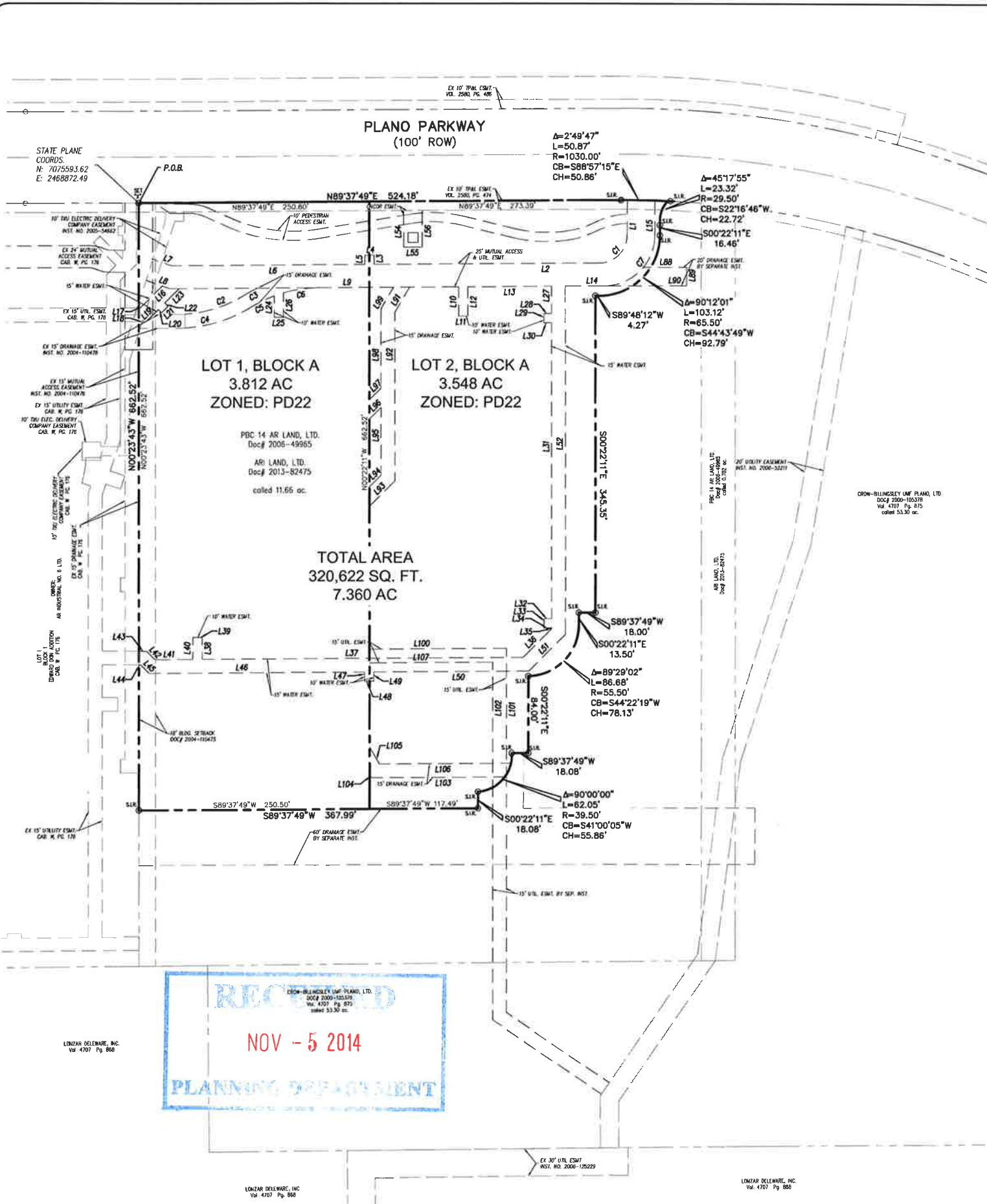


Project No. FP14-0013 - Project Name: Old Oak Pond Office Addition

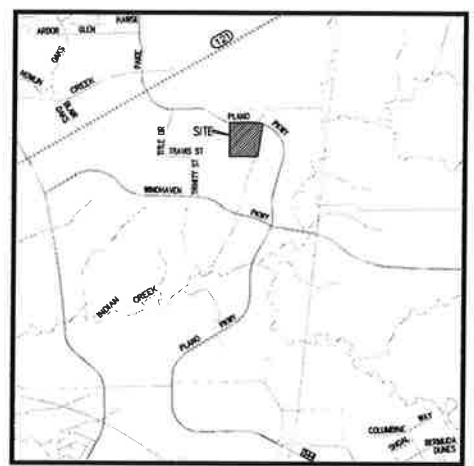
City Limits	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	
Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling	

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 - ⊕ = WATER VALVE
 - △ = IRON ROD
 - ⊙ = PARKING COUNT



Line Table		
Line #	Direction	Length
L1	N0°22'11"W	38.50'
L2	S89°37'49"W	245.00'
L3	N0°22'11"W	10.00'
L4	S89°37'49"W	10.00'
L5	S0°22'11"E	10.00'
L6	S89°37'49"W	210.15'
L7	S70°46'56"E	22.96'
L8	S70°46'56"E	27.55'
L9	N89°37'49"E	312.98'
L10	S0°21'48"E	31.98'
L11	N89°37'49"E	10.00'
L12	N0°22'11"W	31.98'
L13	S89°37'49"W	91.46'
L14	S89°37'49"W	42.00'
L15	S0°22'11"E	37.89'
L16	S44°37'49"W	33.49'
L17	S89°37'49"W	1.89'
L18	S89°37'49"W	8.11'
L19	S44°37'49"W	18.48'
L20	N45°22'11"W	5.00'

Line Table		
Line #	Direction	Length
L21	S44°37'49"W	10.00'
L22	S45°22'11"E	5.00'
L23	S44°37'49"W	21.83'
L24	S0°21'48"E	23.45'
L25	N89°37'49"E	10.00'
L26	N0°22'11"W	26.66'
L27	N0°22'11"W	29.74'
L28	S89°37'49"W	8.50'
L29	S0°22'11"E	10.00'
L30	N89°37'49"E	8.50'
L31	N0°22'11"W	322.69'
L32	S89°37'49"W	8.50'
L33	S0°22'11"E	10.00'
L34	N89°37'49"E	8.50'
L35	N0°22'11"W	0.92'
L36	N44°37'49"E	44.03'
L37	N89°37'49"E	349.05'
L38	N0°22'11"W	23.99'
L39	S89°37'49"W	10.00'
L40	S0°22'11"E	23.99'

Line Table		
Line #	Direction	Length
L41	N89°37'49"E	40.96'
L42	S45°22'11"E	13.16'
L43	N89°37'49"E	8.11'
L44	N89°37'49"E	1.89'
L45	S45°22'11"E	13.16'
L46	N89°37'49"E	233.89'
L47	S0°22'11"E	10.00'
L48	N89°37'49"E	10.00'
L49	N0°22'11"W	10.00'
L50	N89°37'49"E	168.55'
L51	N44°37'49"E	56.46'
L52	N0°22'11"W	379.33'
L54	N0°22'09"W	40.00'
L55	N89°37'49"E	20.00'
L56	N0°22'09"W	40.00'
L88	N89°37'49"E	47.04'
L89	S0°22'11"E	20.00'
L90	N89°37'49"E	89.47'
L91	N29°37'49"E	31.73'
L92	N0°22'11"W	183.61'

Line Table		
Line #	Direction	Length
L93	N44°37'49"E	38.87'
L94	N44°37'49"E	17.66'
L95	N0°22'11"W	73.79'
L96	N44°37'49"E	17.66'
L97	N44°37'49"E	17.66'
L98	N0°22'11"W	86.41'
L99	N29°37'49"E	27.09'
L100	N89°37'49"E	148.49'
L101	S0°22'11"E	137.93'
L102	S0°22'11"E	136.90'
L103	S89°37'49"W	144.70'
L104	N30°22'11"W	4.07'
L105	N30°22'11"W	21.39'
L106	S89°37'49"W	142.87'
L107	N89°37'49"E	133.49'

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	90°00'00"	30.00'	47.12'	N44°37'49"E	42.43'
C2	27°26'48"	142.50'	68.26'	N72°16'27"E	67.61'
C3	5°52'14"	157.50'	16.14'	S61°29'10"W	16.13'
C4	27°47'27"	157.50'	76.39'	N72°26'47"E	75.65'
C5	11°08'59"	142.50'	27.73'	S64°07'33"W	27.69'
C6	15°42'23"	142.50'	39.06'	S81°46'37"W	38.94'
C7	90°00'00"	55.00'	86.39'	S44°37'49"W	77.78'

ATTACHMENT 2
Proposed Final Plat

FINAL PLAT
Sheet 1 of 2
OLD OAK POND OFFICE ADDITION
Lot 1 & 2, Block A
7.360 acres
T.A. West Survey, Abstract No. 1344
City of The Colony, Denton County, Texas

File No. FP14-0013

Owner/ Applicant:
Billingsley
One Arts Plaza
1722 Routh Street, Suite 1313
Dallas, Texas 75201
214-270-1000
www.billingsleyco.com

Surveyor:
BASELINE
PROFESSIONAL SURVEYORS
1801 Gateway Blvd., Suite 103
Richardson, Texas 75080
(972) 535-6325
Fax (972) 644-2817
Contact: Thomas C. Holland, R.P.L.S.
Firm Registration #0193933

Engineer:
Binkley & Barfield | C&P
consulting engineers
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800
Fax (972) 644-2817
Contact: David Francis
Firm Registration #F-3185

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *PP14-0006, The Colony 34 Addition, Lot 1, Block A*

Consider approval of a Preliminary Plat of Lot 1, Block A of The Colony 34 Addition, being a 3.65 acre tract of land in the A. Singleton Survey, Abstract No. 1138 and the H. Hedgecox Survey, Abstract No. 533, located on the southeast corner of Memorial Drive and Market Street.

OWNERS/ENGINEER

Owner/Developer:	Colony 34, LTD	Dallas, Texas
Engineer/Surveyor:	Texas Heritage Surveying, LLC	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to build a La Quinta Inn on the subject property.

ADJACENT ZONING AND LAND USE

North - PD-19, undeveloped land
South - BP-Business Park, Texas Roadhouse and undeveloped land
East- BP-Business Park, undeveloped land
West- BP-Business Park, undeveloped land

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

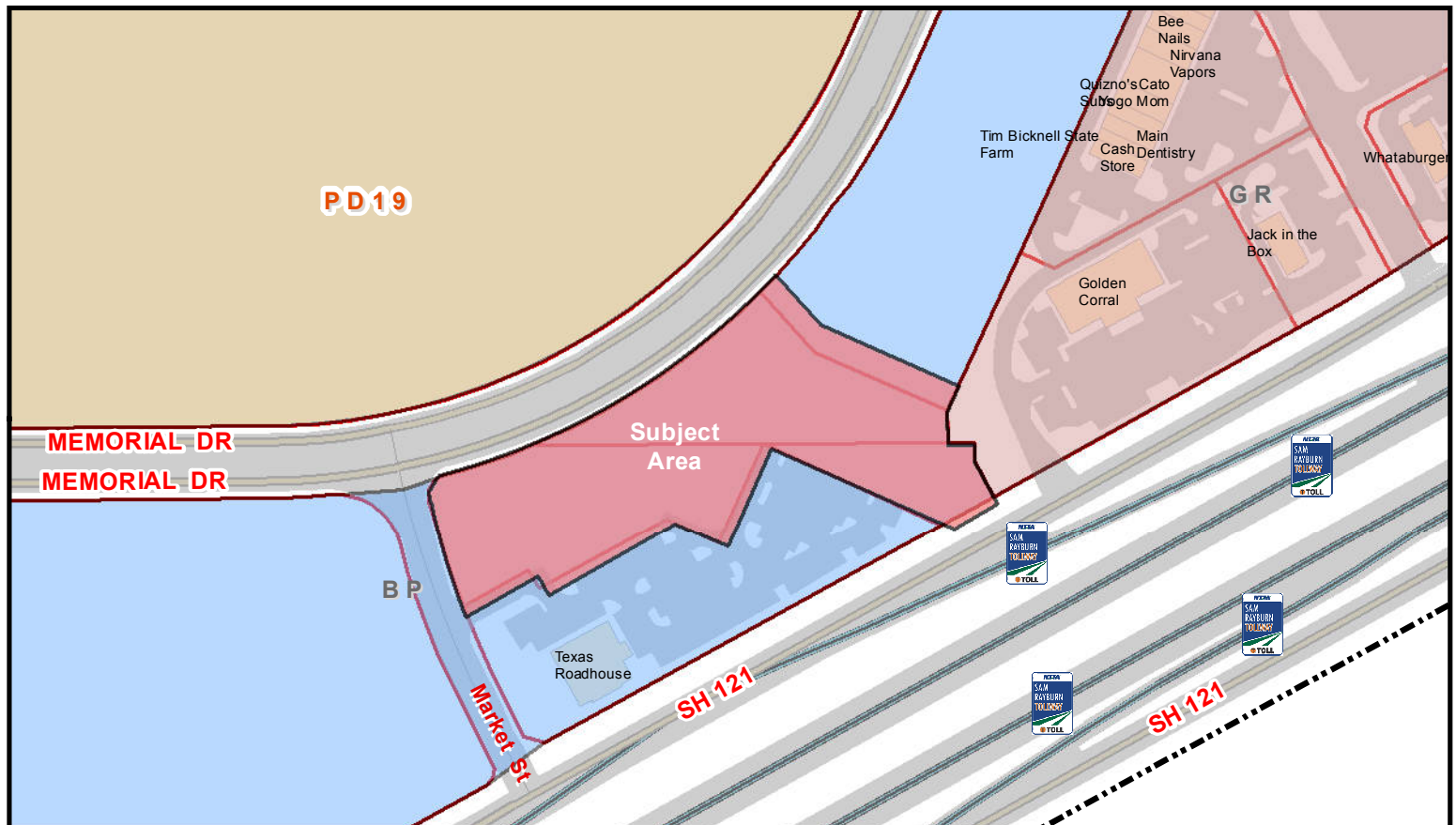
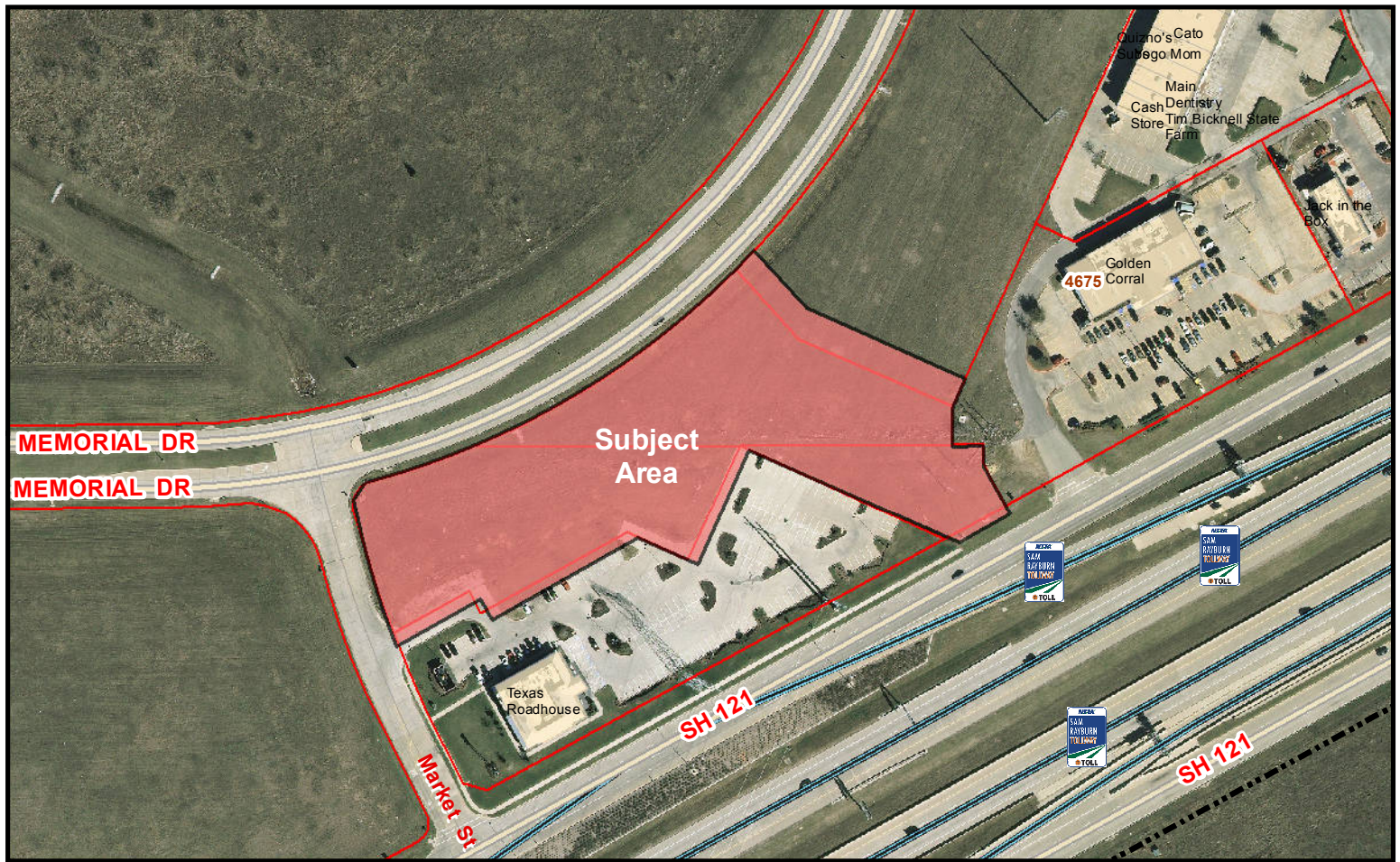
The Development Review Committee (DRC) finds the preliminary plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances as conditioned in the Staff Report.

OPTIONS

1. Approve as recommended by DRC.
2. Postpone consideration.
3. Table item.

ATTACHMENTS

1. Location Map
2. Proposed Preliminary Plat

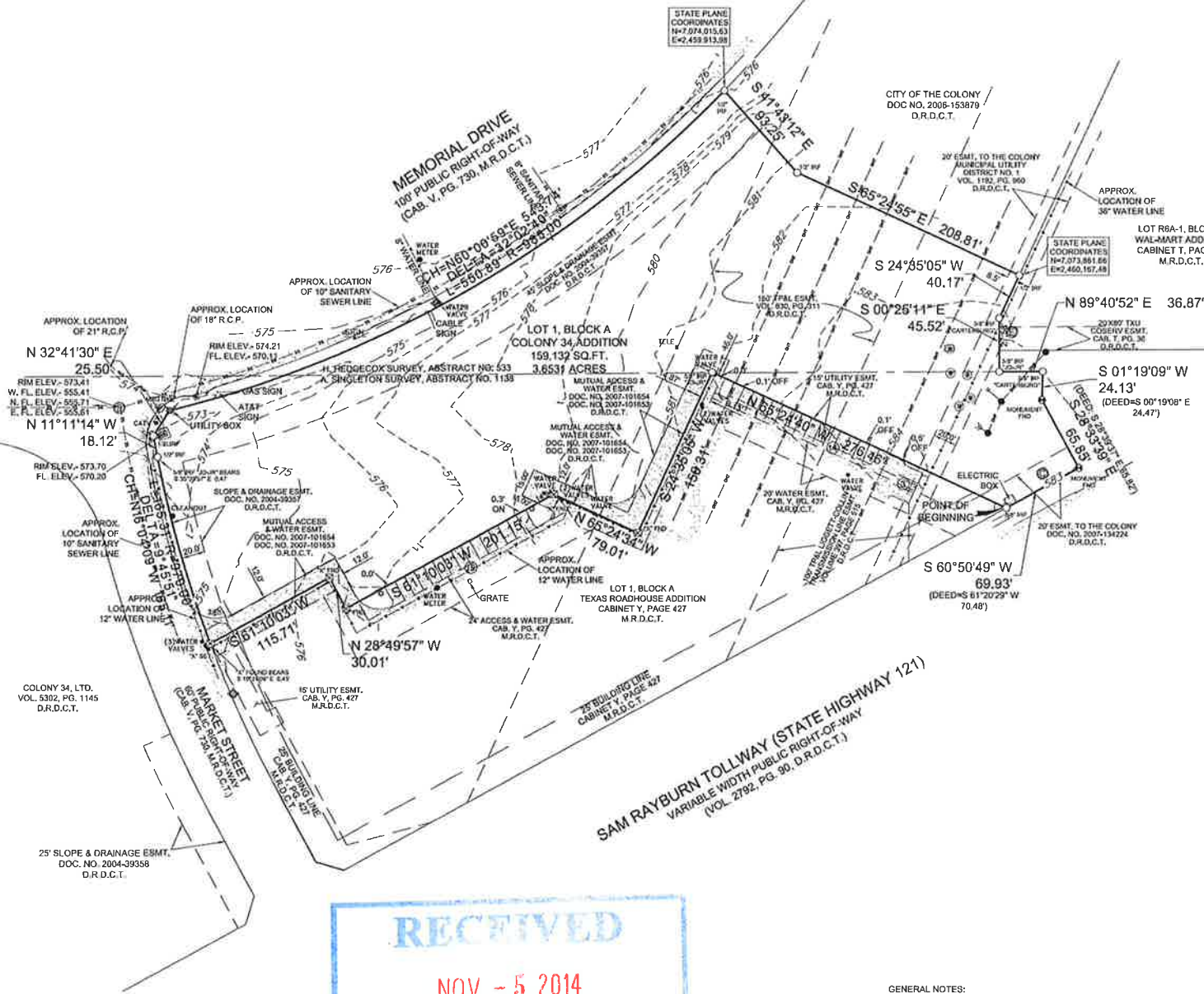
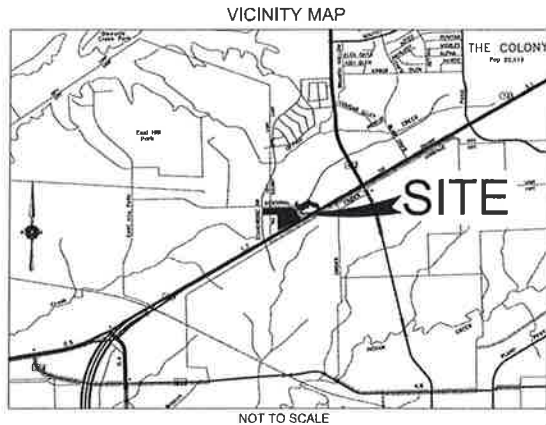
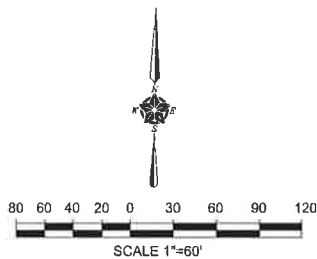


Project No. PP14-0006 - Project Name: La Quinta Hotel

City Limits	Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling
La Quinta	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE RECORDED PLAT OF LOT 1, BLOCK A TEXAS ROADHOUSE ADDITION, RECORDED IN CABINET Y, PAGE 427, MAP RECORDS, DENTON COUNTY, TEXAS.
- 2) PROPERTY DESCRIBED HEREON IS NOT WITH THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48121C 0560 G, PRESENT EFFECTIVE DATE OF MAP, APRIL 18, 2011.
- 3) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF THE COLONY, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Colony 34, Ltd., a Texas limited partnership are the owner of a tract of land situated in the A. Singleton Survey, Abstract No. 1138 and in the H. Hedgecock Survey, Abstract No. 533, in the City of The Colony, Denton County, Texas, being a portion of that same tract of land conveyed to Colony 34, Ltd. by Special Warranty Deed recorded in Volume 5302, Page 1145, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Sam Rayburn Tollway (State Highway 121) (variable width public right-of-way), said point being the East corner of Lot 1, Block A of Texas Roadhouse Addition, an addition to the City of The Colony, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 427 of the Map Records of Denton County, Texas, same being the most easterly Southwest corner of herein described tract;

Thence North 65°24'40" West, along the Northeast line of said Lot 1, a distance of 276.46 feet to a 5/8 inch iron rod found for corner, said point being the North corner of said Lot 1, same being an interior ell corner of herein described tract;

Thence, in a southwesterly direction, continuing along the Northwest lines of said Lot 1, the following courses and distances:
South 24 Degrees 35 Minutes 05 Seconds West, a distance of 150.31 feet to an "X" found in concrete for corner;

North 65 Degrees 24 Minutes 34 Seconds West, a distance of 79.01 feet to an "X" found in concrete for corner;

South 61 Degrees 10 Minutes 03 Seconds West, a distance of 201.15 feet to an "X" found in concrete for corner;

North 28 Degrees 49 Minutes 57 Seconds West, a distance of 30.01 feet to an "X" found in concrete for corner;

South 61 Degrees 10 Minutes 03 Seconds West, a distance of 115.71 feet to an "X" set in concrete for corner in the East right-of-way line of Market Street (60 foot public right-of-way), said point being the Northwest corner of said Lot 1, same being the most westerly Southwest corner of herein described tract and being the beginning of a curve to the right;

Thence, in a northerly direction, along the East right-of-way line of said Market Street, along said curve to the right, through a central angle of 08°45'51", a radius of 970.00 feet, a chord bearing and distance of North 16°04'09" West, 165.11 feet and an arc length of 165.31 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 11 Degrees 11 Minutes 14 Seconds West, continuing along the East right-of-way line of said Market Street, a distance of 16.12 feet to a 1/2 inch iron rod found for corner at the South corner of a corner clip at the intersection of the East right-of-way line of said Market Street and the South right-of-way line of Memorial Drive (100 foot public right-of-way);

Thence North 32 Degrees 41 Minutes 30 Seconds East, along the Southeast line of said corner clip, a distance of 25.50 feet to a mag nail set for corner in the South right-of-way line of said Memorial Drive, said point being the East corner of said corner clip and being the beginning of a curve to the left;

Thence, in an easterly and northeasterly direction, along the South right-of-way line of said Memorial Drive, and along said curve to the left, through a central angle of 32°02'40", a radius of 985.00 feet, a chord bearing and distance of North 00°00'59" East, 543.74 feet and an arc length of 550.89 feet to a 1/2 inch iron rod found for corner, said point being the West corner of a tract of land conveyed to the City of The Colony by deed recorded in Document No. 2008-153879 of the Deed Records of Denton County, Texas, same being the North corner of herein described tract;

Thence South 41 Degrees 43 Minutes 12 Seconds East, along the Southwest line of said City of The Colony tract, a distance of 93.25 feet to a 1/2 inch iron rod found for corner;

Thence South 65 Degrees 24 Minutes 55 Seconds East, continuing along the Southwest line of said City of The Colony tract, a distance of 208.81 feet to a 1/2 inch iron rod found for corner in the Northwest line of Lot R6A-1, Block 1 of Wal-Mart Addition, an addition to the City of The Colony, Denton County, Texas, according to the plat thereof recorded in Cabinet T, Page 36 of the Map Records of Denton County, Texas, said point being the South corner of said The City of The Colony tract, same being the East corner of herein described tract;

Thence South 24 Degrees 35 Minutes 05 Seconds West, along the Northwest line of said Lot R6A-1, a distance of 40.17 feet to a 5/8 inch iron rod found for corner;

Thence South 00 Degrees 25 Minutes 11 Seconds East, continuing along said Lot R6A-1, passing the Northwest right-of-way line of said Sam Rayburn Tollway, at a distance of 27.87 feet and continuing for a total distance of 45.52 feet to a 5/8 inch iron rod found for corner;

Thence, in a northeasterly, southeasterly and southwesterly direction, continuing along the Northwest right-of-way line of said Sam Rayburn Tollway, the following courses and distances:

North 89 Degrees 40 Minutes 52 Seconds East, a distance of 36.87 feet to a 5/8 inch iron rod found for corner;

South 01 Degree 19 Minutes 09 Seconds West, a distance of 24.13 feet to a Monument found for corner;

South 28 Degrees 33 Minutes 39 Seconds East, a distance of 65.85 feet to a Monument found for corner;

South 60 Degrees 50 Minutes 49 Seconds West, a distance of 69.93 feet to the Point of Beginning and containing 159.132 square feet or 3.6531 acres of land.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., PG.	CABINET, PAGE
SQ.F.T.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
I.R.S.	IRON ROD YELLOW CAP STAMPED "TXHS" SET
I.R.F.	IRON ROD FOUND
C.M.	CONTROL MONUMENT
ESMT.	EASEMENT

⊗	WATER MAIN	⊗	ELECTRIC UTILITY MANHOLE COVER
⊗	STORM SEWER MANHOLE COVER	⊗	COSERV UTILITY MANHOLE COVER
⊗	PARKING SPACE	⊗	SANITARY SEWER MANHOLE COVER
⊗	IRON ROD FOUND	⊗	LIGHT POLE
⊗	IRON ROD SET	⊗	POWER POLE
⊗	TXDOT MONUMENT	⊗	FIRE HYDRANT
⊗	"X" FOUND / SET	⊗	GUY WIRE
⊗	SIGN		
—X—X—	WIRE FENCE		
— —	GUARD RAIL FENCE		
⊗	CONCRETE PAVING		
—OHP—	OVERHEAD POWER LINE		
—OHT—	OVERHEAD TRANSMISSION LINE		

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Colony 34, Ltd., through the under signed authority, does hereby adopt this plat designation, the herein ed described property as Lot 1, Block A, Colony 34 Addition, an addition to the City of The Colony, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedication being free and clear of all liens and encumbrances, except as shown herein. Colony 34, Ltd., does hereby bind its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall at all times have the right of ingress and egress to an from and upon any of said easements for the purpose of constructing, reconstruction, inspection, patrolling, maintaining, and addition to or removing all or part of its respective system with the necessity at any time of procuring the permission of anyone.

COLONY 34, LTD,

_____, (title)

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the City of The Colony, Texas; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 09/15/14

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Signature _____

CITY SIGNATURE BLOCK

On the _____ day of _____, 2014, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony.

Signed: _____
Chairman of the Planning and Zoning Commission

Attest: _____
City Secretary

ATTACHMENT 2
Proposed Preliminary Plat

PRELIMINARY PLAT
LOT 1, BLOCK A
COLONY 34 ADDITION

3.6531 ACRES OUT OF THE
A. SINGLETON SURVEY, ABSTRACT NO. 1138
H. HEDGECK SURVEY, ABSTRACT NO. 533
CITY OF THE COLONY, DENTON COUNTY, TEXAS

OWNER
COLONY 34, LTD.
9850 N. CENTRAL EXPY STE. 216
DALLAS, TX 75231



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

DATE: 09/12/14 / JOB # 1403165-1 / SCALE - 1" = 60' MC

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *FP14-0014, The Colony 34 Addition, Lot 1, Block A (La Quinta Inn)*

Consider approval of a Final Plat of Lot 1, Block A of The Colony 34 Addition, being a 3.65 acre tract of land in the A. Singleton Survey, Abstract No. 1138 and the H. Hedgecox Survey, Abstract No. 533, located on the southeast corner of Memorial Drive and Market Street.

OWNERS/ENGINEER

Owner/Developer:	Colony 34, LTD	Dallas, Texas
Engineer/Surveyor:	Texas Heritage Surveying, LLC	Dallas, Texas

EXISTING CONDITION OF PROPERTY

The property is currently undeveloped.

PROPOSED DEVELOPMENT

The applicant is proposing to build a La Quinta Inn on the subject property.

ADJACENT ZONING AND LAND USE

North - PD-19, undeveloped land
South - BP-Business Park, Texas Roadhouse and undeveloped land
East- BP-Business Park, undeveloped land
West- BP-Business Park, undeveloped land

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

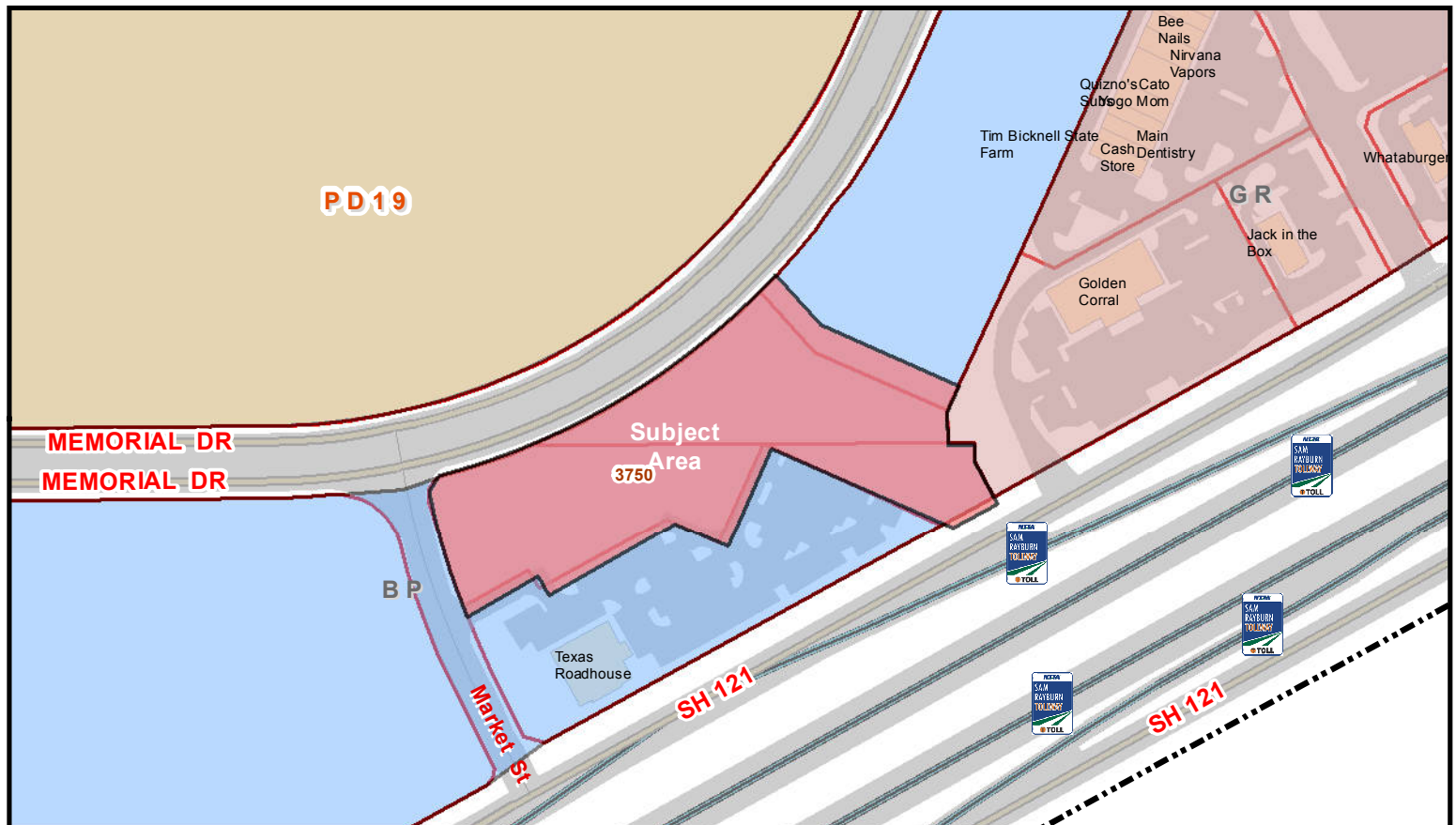
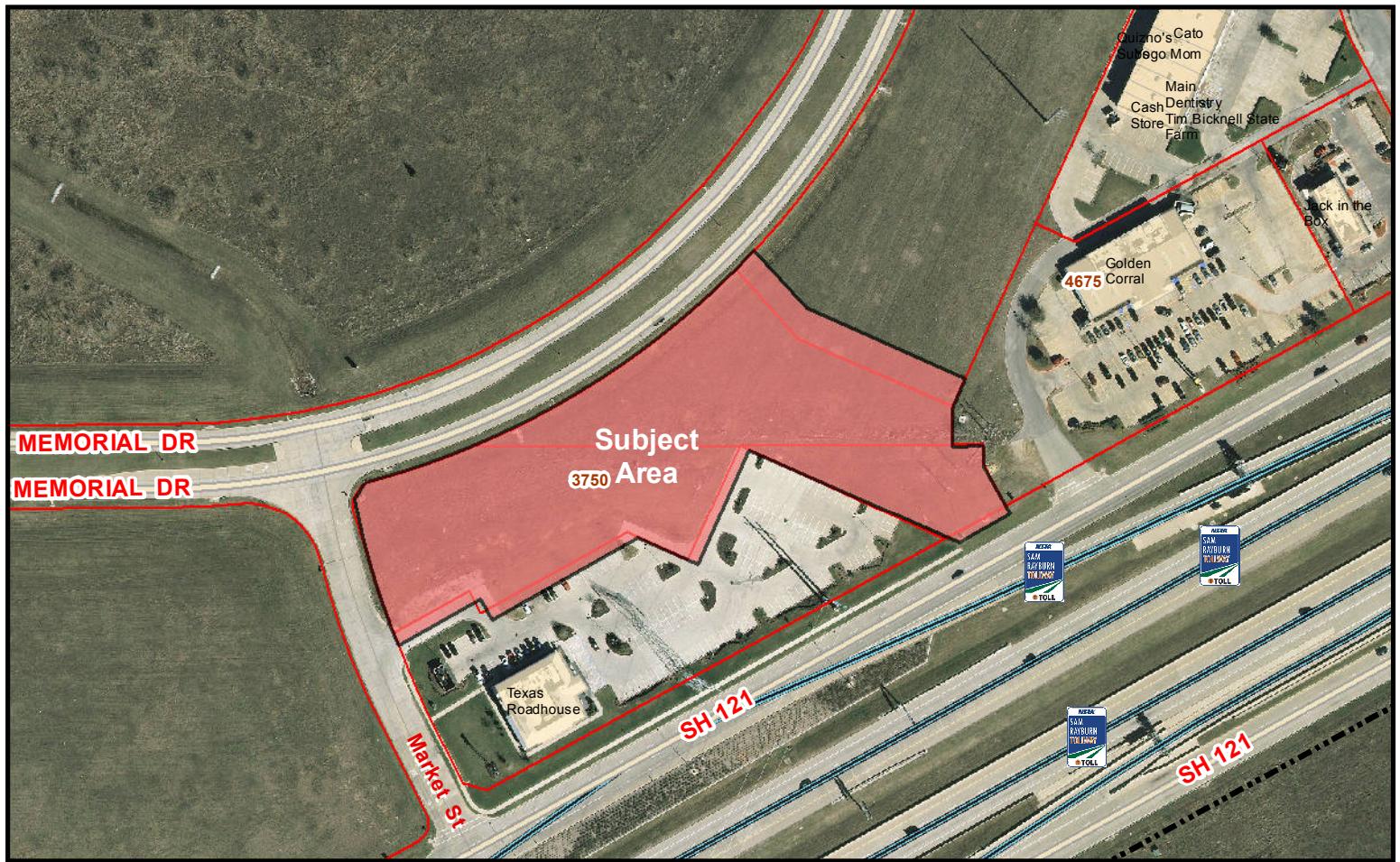
The Development Review Committee (DRC) finds the Final Plat meets the requirements of the requirements of Appendix B, Subdivision Ordinance, of the Code of Ordinances as conditioned in the Staff Report.

OPTIONS

1. Approve as recommended by DRC.
2. Postpone consideration.
3. Table item.

ATTACHMENTS

1. Location Map
2. Proposed Final Plat



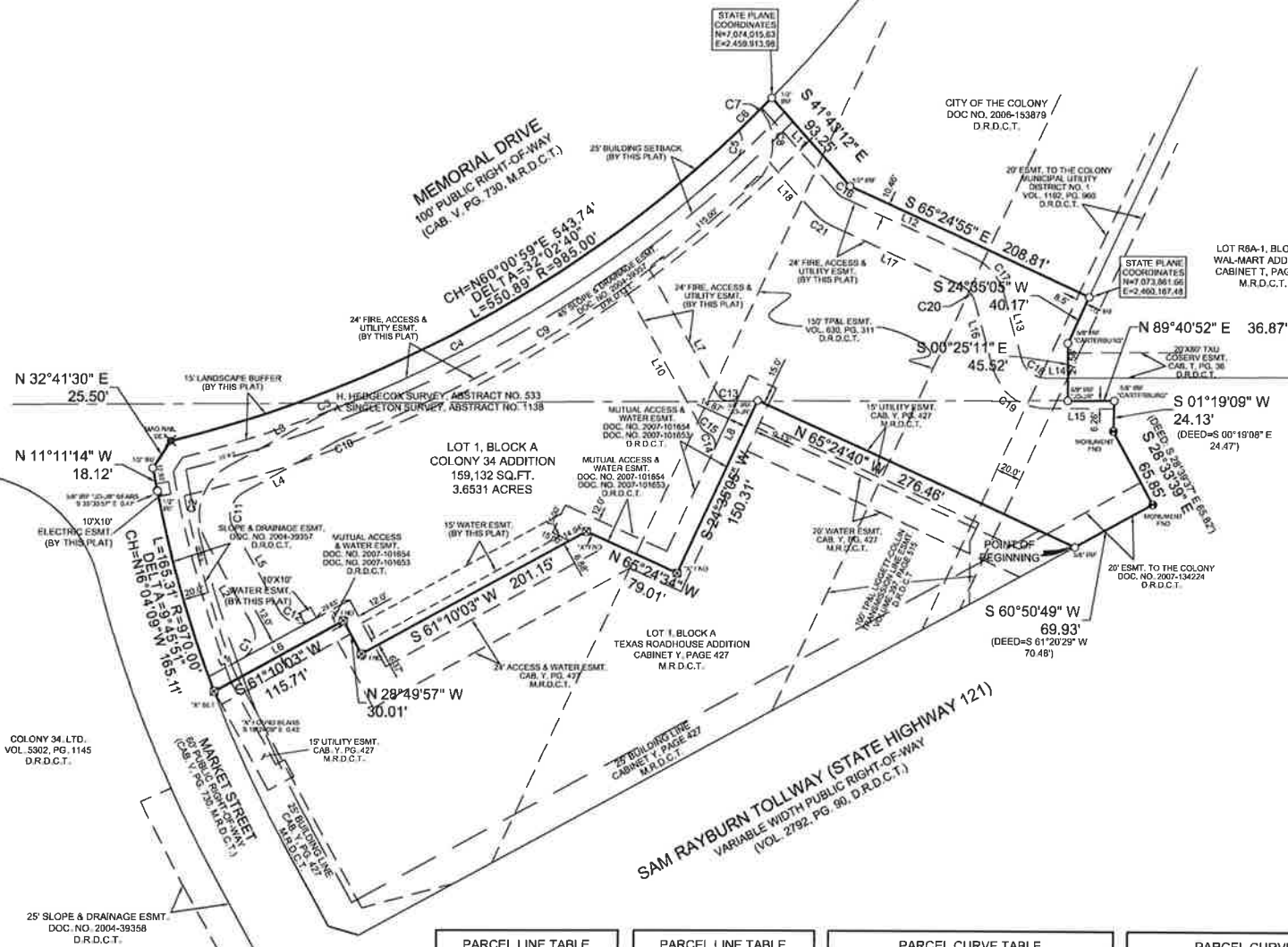
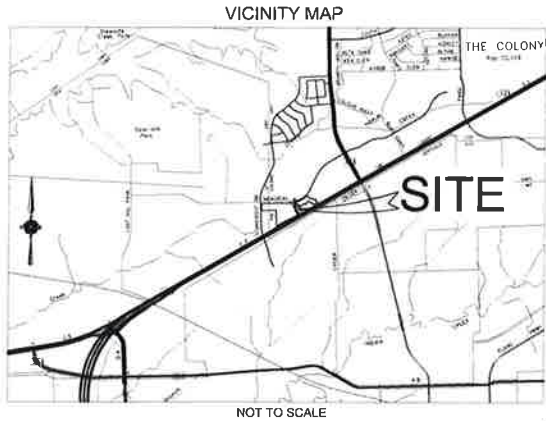
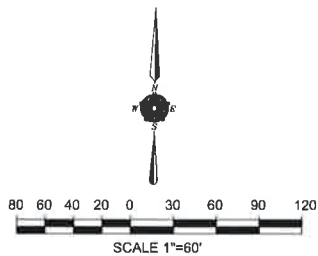
Project No. FP14-0014 - Project Name: La Quinta Hotel



City Limits	Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling
La Quinta	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	

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PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	29.29'	N61°10'03"E	
L2	74.92'	N29°00'00"W	
L3	86.35'	N61°00'00"E	
L4	86.35'	S61°00'00"W	
L5	75.11'	S29°00'00"E	
L6	84.00'	S61°10'03"W	
L7	112.72'	S29°00'02"E	
L8	49.04'	S24°35'05"W	
L10	126.15'	N29°00'02"W	
L11	89.05'	S41°43'12"E	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L12	112.21'	S65°24'53"E	
L13	53.78'	S15°36'22"E	
L14	17.49'	N90°00'00"E	
L15	54.35'	N90°00'00"W	
L16	53.78'	N15°36'22"W	
L17	112.21'	N65°24'55"W	
L18	52.78'	N41°43'12"W	

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	31.47'	20.00'	N16°05'01"E 26.33'
C2	69.12'	44.00'	N16°00'00"E 62.23'
C3	5.88'	44.00'	N84°49'36"E 5.87'
C4	376.40'	1000.00'	N57°52'13"E 374.18'
C5	23.88'	20.00'	N04°45'31"E 22.48'
C6	25.44'	984.77'	N45°22'50"E 25.43'
C7	9.61'	20.00'	S25°51'41"E 9.52'
C8	48.05'	44.00'	S04°44'24"W 45.70'
C9	390.91'	1024.00'	S57°43'02"W 388.54'
C10	2.67'	20.00'	S84°49'36"W 2.67'
C11	31.42'	20.00'	S16°00'00"W 28.28'

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C12	31.36'	20.00'	S73°54'59"E 28.24'
C13	22.08'	10.00'	N87°47'31"E 17.85'
C14	16.22'	10.00'	N21°53'32"W 14.50'
C15	6.87'	10.00'	N48°41'06"W 6.74'
C16	8.27'	20.00'	S53°34'04"E 8.21'
C17	38.25'	44.00'	S40°30'38"E 37.06'
C18	25.97'	20.00'	S52°46'11"E 24.18'
C19	57.13'	44.00'	N52°48'11"W 53.20'
C20	17.39'	20.00'	N40°30'36"W 16.85'
C21	18.20'	44.00'	N53°34'03"W 18.07'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Colony 34, Ltd., a Texas limited partnership are the owner of a tract of land situated in the A. Singleton Survey, Abstract No. 1138 and in the H. Hedgecox Survey, Abstract No. 533, in the City of The Colony, Denton County, Texas, being that same tract of land conveyed to Five Star Colony Group, LLC by Special Warranty Deed recorded in _____, Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Sam Rayburn Tollway (State Highway 121) (variable width public right-of-way), said point being the East corner of Lot 1, Block A of Texas Roadhouse Addition, an addition to the City of The Colony, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 427 of the Map Records of Denton County, Texas, same being the most easterly Southwest corner of herein described tract;

Thence North 65°24'40" West, along the Northeast line of said Lot 1, a distance of 276.46 feet to a 5/8 inch iron rod found for corner, said point being the North corner of said Lot 1, same being an interior ell corner of herein described tract;

Thence, in a southwesterly direction, continuing along the Northwest lines of said Lot 1, the following courses and distances:
South 24 Degrees 35 Minutes 05 Seconds West, a distance of 150.31 feet to an "X" found in concrete for corner;

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Thence, in a northerly direction, along the East right-of-way line of said Market Street, along said curve to the right, through a central angle of 09°45'51", a radius of 970.00 feet, a chord bearing and distance of North 16°04'09" West, 165.11 feet and an arc length of 165.31 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 11 Degrees 11 Minutes 14 Seconds West, continuing along the East right-of-way line of said Market Street, a distance of 18.12 feet to a 1/2 inch iron rod found for corner at the South corner of a corner clip at the intersection of the East right-of-way line of said Market Street and the South right-of-way line of Memorial Drive (100 foot public right-of-way);

Thence North 32 Degrees 41 Minutes 30 Seconds East, along the Southeast line of said corner clip, a distance of 25.50 feet to a mag nail set for corner in the South right-of-way line of said Memorial Drive, said point being the East corner of said corner clip and being the beginning of a curve to the left;

Thence, in an easterly and northeasterly direction, along the South right-of-way line of said Memorial Drive, and along said curve to the left, through a central angle of 32°02'40", a radius of 985.00 feet, a chord bearing and distance of North 60°00'59" East, 543.74 feet and an arc length of 550.89 feet to a 1/2 inch iron rod found for corner, said point being the West corner of a tract of land conveyed to the City of the Colony by deed recorded in Document No. 2006-153879 of the Deed Records of Denton County, Texas, same being the North corner of herein described tract;

Thence South 41 Degrees 43 Minutes 12 Seconds East, along the Southwest line of said City of The Colony tract, a distance of 93.25 feet to a 1/2 inch iron rod found for corner;

Thence South 65 Degrees 24 Minutes 55 Seconds East, continuing along the Southwest line of said City of The Colony tract, a distance of 208.81 feet to a 1/2 inch iron rod found for corner in the Northwest line of Lot R6A-1, Block 1 of Wal-Mart Addition, an addition to the City of The Colony, Denton County, Texas, according to the plat thereof recorded in Cabinet T, Page 36 of the Map Records of Denton County, Texas, said point being the South corner of said The City of The Colony tract, same being the East corner of herein described tract;

Thence South 24 Degrees 35 Minutes 05 Seconds West, along the Northwest line of said Lot R6A-1, a distance of 40.17 feet to a 5/8 inch iron rod found for corner;

Thence South 00 Degrees 25 Minutes 11 Seconds East, continuing along said Lot R6A-1, passing the Northwest right-of-way line of said Sam Rayburn Tollway, at a distance of 27.87 feet and continuing for a total distance of 45.52 feet to a 5/8 inch iron rod found for corner;

Thence, in a northeasterly, southeasterly and southwesterly direction, continuing along the Northwest right-of-way line of said Sam Rayburn Tollway, the following courses and distances:

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South 60 Degrees 50 Minutes 49 Seconds West, a distance of 69.93 feet to the Point of Beginning and containing 159,132 square feet or 3.6531 acres of land.

LEGEND

D.R.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL. - PG. VOLUME, PAGE
CAB. - PG. CABINET, PAGE
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
I.R.S. IRON ROD YELLOW CAP STAMPED "TXHS" SET
I.R.F. IRON ROD FOUND
C.M. CONTROL MONUMENT
ESMT. EASEMENT

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Five Star Colony Group, LLC, through the under signed authority, does hereby adopt this plat designation, the herein ed described property as Lot 1, Block A, Colony 34 Addition, an addition to the City of The Colony, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedication being free and clear of all liens and encumbrances, except as shown herein. Colony 34, Ltd., does hereby bind its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstruction, inspection, patrolling, maintaining, and addition to or removing all or part of its respective system with the necessity at any time of procuring the permission of anyone.

Five Star Colony Group, LLC

Dilipbhai Patel, Manager

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Dilipbhai Patel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the City of The Colony, Texas; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 11/05/14

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Signature

CITY SIGNATURE BLOCK

On the _____ day of _____, 2014, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony.

Signed: _____
Chairman of the Planning and Zoning Commission

Attest: _____
City Secretary

ATTACHMENT 2 Proposed Final Plat

OWNER
FIVE STAR COLONY GROUP, LLC
1200 W. WALNUT HILL LANE, SUITE 2250
IRVING, TX 75038

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

FINAL PLAT
LOT 1, BLOCK A
COLONY 34 ADDITION
3.6531 ACRES OUT OF THE
A. SINGLETON SURVEY, ABSTRACT NO. 1138
H. HEDGECOX SURVEY, ABSTRACT NO. 533
CITY OF THE COLONY, DENTON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT Z14-0003, PD-16, Colony Center Rezoning Request

Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a rezoning request and proposed text amendments for a 49.99 acre portion of Tract D in Planned Development No.16, in the area generally bounded on the south by the Sam Rayburn Tollway (S.H. 121), by the north by Memorial Drive and South Colony Boulevard on the east.

APPLICANT/OWNER

Jeffrey H. Finkel

Colony 5 Partners, LLC

Atlanta, GA

NOTIFICATION

Rezoning requests require newspaper notification a minimum of ten (10) days prior to the Planning and Zoning Commission meeting. The Planning and Zoning Commission legal notice was published in *The NeighborsGO* section of *The Dallas Morning News* on October 17, 2014. No comments either in favor or against the rezoning request were received as of the printing of this packet.

In addition, rezoning requests require notification of property owners located within 200 feet of the subject property a minimum of ten (10) days prior to the public hearing. Postcards were mailed on October 29, 2014 to thirty-one (31) property owners. No comments either for or against the rezoning request were received as of the printing of this packet.

DRC RECOMMENDATION

See detailed recommendations in the staff report for each request.

OPTIONS

1. Approve as submitted.
2. Approve with changes.
3. Deny.
4. Postpone consideration.
5. Table item.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Letter of Request
4. Site Exhibit

Staff Analysis

Summary of Request

The applicant is requesting a rezoning of the underlying zoning classification within a portion of Planned Development No. 16 (PD-16) located generally at the southwest corner of Memorial Drive and South Colony Boulevard, also known as Tract B-4, from BP-Business Park to MF4-Multiple Family. In addition, the applicant is request changes in signage, landscaping and parking ratios for the overall Tract B, located west of South Colony Boulevard between the Sam Rayburn Tollway (S.H. 121) and Memorial Drive. Detailed explanations and DRC recommendations for each request are listed below.

Existing Condition of Property

The property is undeveloped.

Subject Property and Adjacent Zoning

Subject Property	PD-16, Tract B – undeveloped land
North	PD-14 – Legends Trail, Phase 1, single family residential
South	Sam Rayburn Tollway (S.H. 121) and PD-25 (Nebraska Furniture site)
East	PD-16, Tract D – Sonoma Grand multiple family residential and undeveloped land
West	PD-16, Tract B – Rooms-to-Go (under construction) and undeveloped land

REQUEST NO. 1 – Zoning Change

The applicant is requesting a rezoning of the underlying zoning classification for Tract B-4, a 16.93 acre tract of land located south of Memorial Drive and west of South Colony Boulevard, excluding the 1.96 acre hard corner. This area is zoned PD-16, with an underlying zoning classification of BP-Business Park and GR-General Retail. The Gateway Overlay Zoning District regulations also apply to this tract.

The applicant is requesting a zoning change for this tract from PD-16 with underlying zoning classifications of BP-Business Park and GR-General Retail to PD-16 with underlying zoning classifications of MF4-Multiple Family and GR-General Retail. Within these classifications, the following development standards are proposed.

OPTION 1 – Garden Style Apartments

1. Maximum number of residential units = 375
2. Maximum number of residential stories located within sixty (60) feet of Memorial and/or South Colony Boulevard = two
3. No Maximum Floor Area Ratio (FAR) for residential development
4. Building setbacks per the BP-Business Park standard
5. Garage or enclosed parking shall be a minimum of twenty-five percent (25%) of the provided parking for the multiple family development
6. Tandem parking behind enclosed garages shall be allowed for a maximum of thirty percent (30%) of the provided parking for the multiple family development
7. Enhanced pavement (including but is not limited to brick pavers and/or stamped and tinted concrete) shall be provided at every driveway entrance
8. No resident parking shall be placed within 100 feet of South Colony Boulevard (this provision excludes limited visitor and/or employee parking at the leasing center)

9. Facades facing rights-of-way shall be a minimum of eighty percent (80%) masonry, defined as brick or stone. All other facades (excluding interior facing facades) within the development shall be a minimum of seventy (70%) masonry.
10. The remainder of the exteriors listed above shall be comprised of Hardi-board® type materials, cementuous plank materials, and/or three process stucco.
11. Facades that entirely face the interior of the site shall be a minimum of thirty percent (30%) masonry, defined as brick or stone, with the remainder of these facades being comprised of Hardi-board® type materials, cementuous plank materials and/or three process stucco.

OPTION 2 – Urban Style Apartments

As an alternative to the garden style apartments proposed above, the applicant is also proposing a higher density, urban style apartment complex with buildings that are sited further from the street, but taller in height. For this option, the following development standards would apply:

1. A minimum of 325 units
2. Fifty percent (50%) of the residential units shall be in a structure with a minimum of four (4) stories in height
3. Any structure greater than three (3) stories in height shall be cited a minimum of 200 feet from any rights-of-way.
4. By having fewer apartment units in denser concentration, the tract of land will have more open space available for landscaping and common usage.
5. A pedestrian bridge and connecting sidewalks between the multiple family development and the proposed commercial development planned to the south shall be completed prior to the Certificate of Occupancy (CO) being issued for the 200th unit in the multiple family development.
6. Facades facing rights-of-way shall be a minimum of eighty percent (80%) masonry, defined as brick or stone. All other facades (excluding interior facing facades) within the development shall be a minimum of seventy (70%) masonry.
7. The remainder of the exteriors listed above shall be comprised of Hardi-board® type materials; cementuous plank materials; and/or three process stucco.
8. Facades that entirely face the interior of the site shall be a minimum of thirty percent (30%) masonry, defined as brick or stone, with the remainder of these facades being comprised of Hardi-board® type materials; cementuous plank materials; and/or three process stucco.

DRC Recommendation – Request No. 1 – Zoning Change

The City of The Colony has an abundance of the proposed type of suburban, garden-type apartments illustrated in *Option 1* located across the City. The more urban *Option 2* does not integrate the elements of commercial/retail and restaurant uses into the development that would make this option truly “urban.” The pedestrian bridge to the proposed commercial area to the south is a step toward “walkability,” but pedestrians and bikers would then encounter the dominant travel mode of the automobile user outside of the residential area. The overall design does not in and of itself differentiate from the suburban garden apartment development sufficiently to merit consideration as a “mixed use” model.

In addition, The City anticipates significant additional multiple-family development to occur in Austin Ranch and The Tribute in the near future. This land use is not considered to be the highest and best use for this valuable and critically located tract of land. For these reasons, the DRC recommends denial of the rezoning request.

REQUEST NO. 2 – Signage

The applicant is requesting changes to Article XI, “Sign” of the Code of Ordinances and has described the proposed pylon sign types as Type 1, 2, 3, and 4. Types 1, 2 and 3 are designed for multiple tenants. Type 4 is designed for a single tenant. The specific changes requested are as follows (changes to the Sign Ordinance highlighted in yellow):

Proposed Pylon Signs Compared to Current Sign Ordinance Single-Tenant		
Sign Type	Current Sign Ord.	Proposed Single Tenant Pylon Type 1
Street Frontage	SH 121 only	SH121 & South Colony
Tract		
Max. Height	40’	60’
Max. Width	variable	18’
Max. Effective Sign Area	100 sq. ft.	500 sq. ft.
Max. Base Height	16’	20’
Support Spacing from Edge	0’	Centerline of supports within 4.5 and 5 feet from edge of sign face

Proposed Pylon Signs Compared to Current Sign Ordinance Multi-Tenant				
Sign Type	Current Sign Ord.	Proposed Multi Pylon Type 2	Proposed Multi Pylon Type 3	Proposed Multi Pylon Type 4
Street Frontage	SH 121 only	SH121 & South Colony		
Tract	B-4			
Max. Height	40’	60’	60’	40’
Max. Width		18’	20’	20’
Max. Effective Sign Area	500 sq. ft.	600 sq. ft.	600 sq. ft.	500 sq. ft.
Max. Base Height	16’	20’	20’	12’
Support Spacing from Edge	0’	Centerline of supports within 4.5 and 5 feet from edge of sign face		

DRC Recommendation - Request No. 2 – Signage

The DRC recommends denial of the request to place any pylon signs on South Colony Boulevard and/or Memorial Drive. Pylon signs are suitable for high speed, limited access highways such as the Sam Rayburn Tollway (S.H. 121) but are not appropriate in size or type for local roadways.

The DRC recommends denial of the increase in height to 60 feet. The DRC does not object to the request for an increase in effective sign area from 500 to 600 square feet and the request to shift the support spacing slightly away from the edges of the signs for multi-tenant sign types 2, 3 and 4. The DRC recommends no more than a 200 square foot effective sign area on the

proposed single tenant pylon sign Type 1, and does not object to the request to shift the support spacing slightly away from the edges of this sign type.

To summarize, the DRC recommends:

1. Denial of the placement of pylon sign on any street other than S.H. 121;
2. Denial of the increase in height of pylon signs;
3. Approval of the request to increase in effective sign area for multiple tenant signs from 500 to 600 square feet;
4. Denial of the request to increase in effective sign area for single tenant signs from 100 to 500 square feet;
5. Approval of an increase in effective sign area for single tenant signs from 100 to 200 square feet;
6. Approval of the request to shift the support structures for pylon signs away from the edge to no more than five (5) feet from the edge of the sign.

REQUEST NO. 3 – Landscaping

The applicant has requested the following changes in landscaping:

1. That the minimum landscaped area of ten percent (10%) be calculated on the overall development rather than on a lot-by-lot basis
2. That required ornamental trees may be relocated anywhere on the site; and
3. That any requirement for urban trees be waived altogether.

DRC Recommendation - Request No. 3 – Landscaping

Section 10A-700(b) “Interior Landscaping Requirements” of the Gateway Overlay document requires that “ten percent (10%) of the gross vehicular area shall be devoted to landscaping.” The DRC has no objections to this percentage being calculated on the overall development rather than on a lot-to-lot basis.

Perimeter tree spacing within the Gateway Overlay District applies primarily to the streetscape and secondarily to trees between different zoning classifications. Section 10A-700(c) “Perimeter Landscaping Requirements” of the Gateway Overlay document requires that “landscape buffers adjacent to the public right-of-way shall contain at least one (1) large canopy tree every forty (40) linear feet... and two (2) ornamental trees every fifty (50) linear feet....inclusive of driveways.” The purpose of this development standard is to have a pleasing mix of tree types and sizes along street frontage and create a landscape that is also more resistant to single-tree type diseases. It is permissible for the trees to be clustered to facilitate site design, avoid conflict with signage and/or utilities and create an interesting streetscape. The DRC recommends denial of the request to relocate these ornamental trees elsewhere on the site as it would detract from the overall aesthetics of the front façades of the businesses which are most visible to the driving public.

Urban trees were added to the Gateway Overlay in order to augment typical landscaping patterns with trees closer to the entrances of buildings and within pedestrian areas, either in tree wells or in large containers. Section 10A-700(b)(6) of “Interior Landscaping Requirements” calls for an urban tree to be provided every “forty (40) feet... along the storefront façade.... for those buildings that are 15,000 square feet or greater.” This regulation is aimed at softening the expanse of masonry at the front of a large building, providing shade for pedestrians entering and exiting the building, and affording more creative design opportunities for “big box” stores. The

DRC recommends denial of the request to eliminate these urban trees as it would detract from the overall aesthetics of the front façade of the business which is most visible to the customers.

To summarize, the DRC recommends:

1. Approval of the request for the landscaped area to be calculated on the overall development rather than on a lot-by-lot basis
2. Denial of the request that the required ornamental trees be relocated on the site; and
3. Denial of the request that the requirement for urban trees be waived.

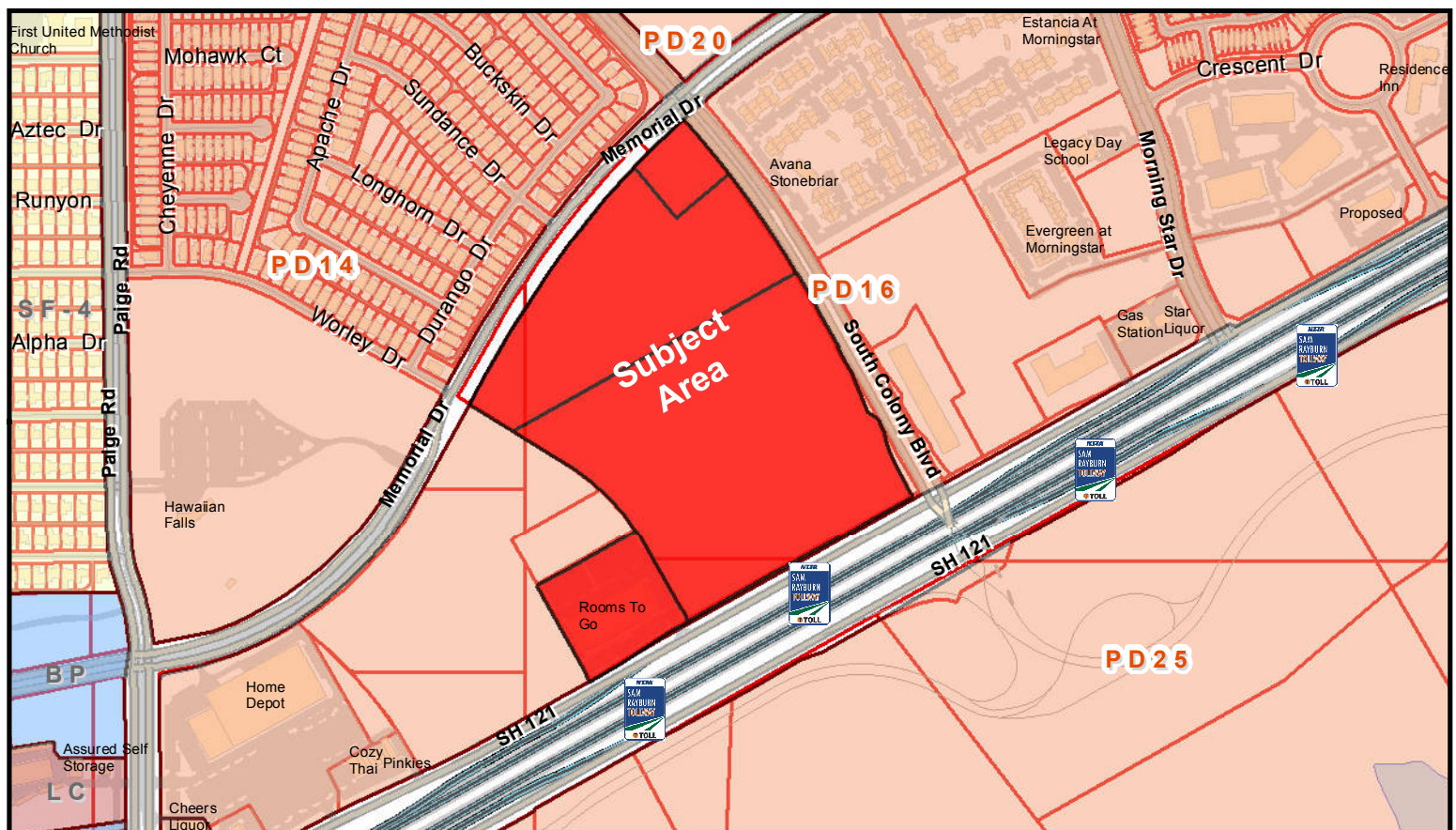
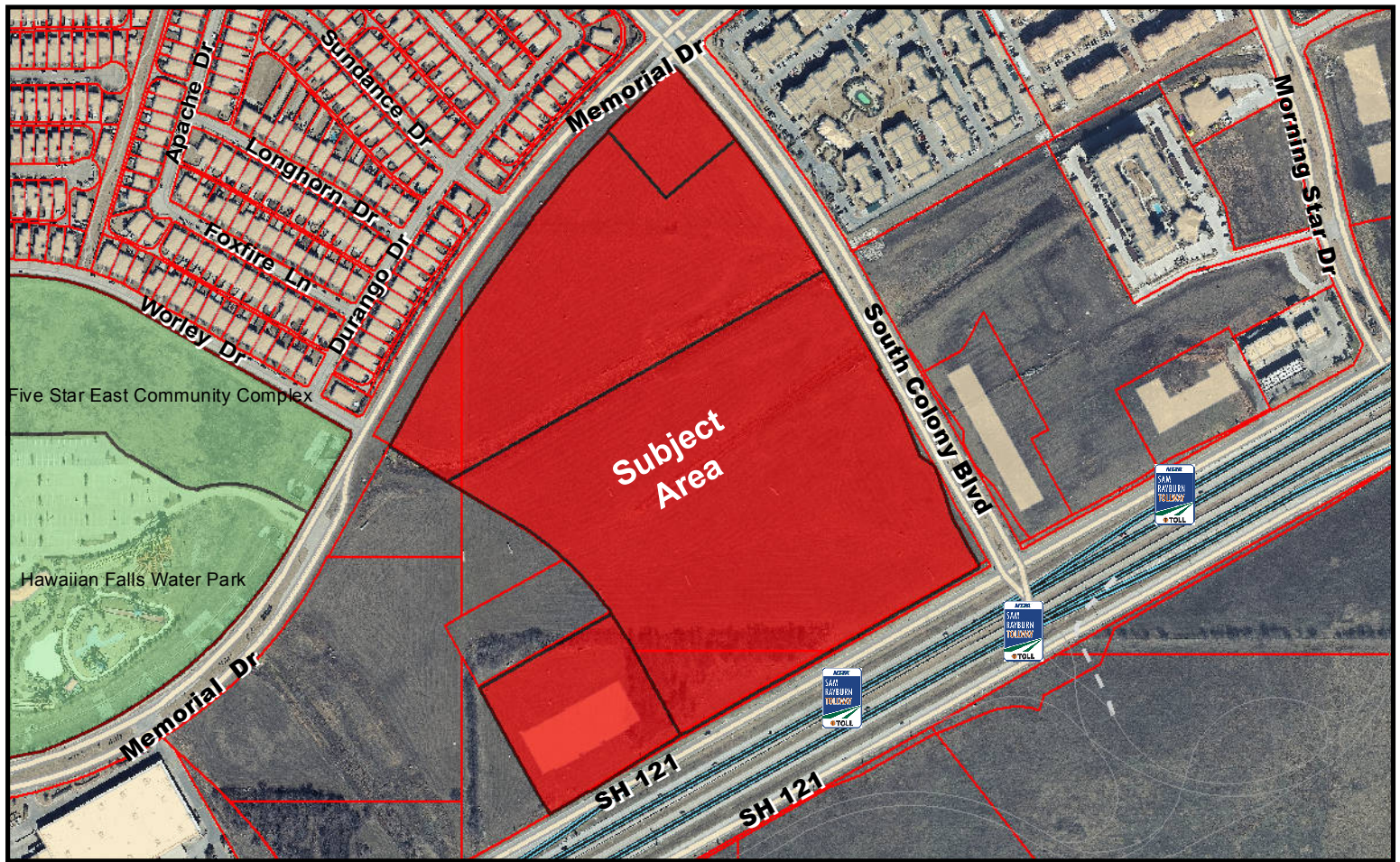
REQUEST NO. 4 – Parking Ratios

The applicant is requesting a change in the parking ratios for certain restaurants listed in Table 13-100 “Off-Street Parking Schedule.” The table below shows the current parking ratios for restaurants, taken from Table 13-100, adopted by City Council on May 7, 2014:

Current Parking Ratios		
Use Category	Specific Uses (ITE Land Use Number)	Minimum Number of Spaces
Restaurants	Coffee/Donut shop with drive-thru window (937)	8.4 spaces per 1,000 SF of GFA
Restaurants	Restaurant, Sit Down/ Quality (1 hour or longer turnover)(931)	20.2 spaces per 1,000 SF of GFA 1 space per 100 SF of GFA
Restaurants	Restaurant, Sit Down/High Turnover (1 hour or less) (932)	14.3 spaces per 1,000 SF of GFA 1 space per 100 SF of GFA
Restaurants	Restaurants, Drive-Up	5.0 spaces in addition to service bays
Restaurants	Restaurants, Limited Service/Fast Food with drive-thru (934)	1.0 space per 150 SF of GFA with a 4 space minimum + required stacking spaces

DRC Recommendation - Request No. 4 – Parking Ratios

The DRC recommends approval of the requested change in parking ratios for the development.



Project No. Z14-0003 - Project Name: Colony Center PD-16



City Limits	Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling
Colony Center PD16	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.



ATTACHMENT 3
Applicant's Letter of Request

PURPOSE OF ZONING REQUEST

The applicant's site (approximately 50 acres) is located on the west side of South Colony Boulevard between Memorial Boulevard and State Highway 121. The site is currently zoned PD-16, which allows GR and BP uses. The applicant is requesting an amendment to the PD-16 zoning, which will allow a mixed use development that would include among other things, (i) a sub-area of 16.93 acres of land, located on the north side of the site, to be developed for a high-quality multifamily residential use and (ii) a sub-area of approximately 30 acres of land, located on the south side of the site, to be developed with various retail uses. The applicant also seeks to modify the parking requirements for multifamily uses and commercial uses, to amend the landscaping requirements and to provide for modified signage standards in the district.

The applicant is in the process of constructing a 58,697 square foot Rooms To Go furniture showroom and proposes to develop various restaurants and other commercial uses in the Mixed Use Development, including a 294 unit high quality multifamily residential development. The proposed multifamily development will contain mostly brick façade and no stucco with traditional, residential architecture. The multifamily units along Memorial Boulevard will be limited to two story units closely resembling townhomes with interior, direct access garages. Colony 5 Partners, LLC (an affiliate of Rooms To Go) owns the 16.93 acre subarea and believes the addition of the multifamily development will aid and support the sale and leasing of the southern 26.25 acre commercial portion of the mixed use development. In fact, the development of the multifamily area will assist in the ability to attract more retail and service type uses due to an increase in rooftops. The area currently is a largely commercial area with some stable, single family residential to the north.

The developer of the multi-family, Wood Partners, is a national company with significant experience in the DFW market. Moreover, they have a background in assisting in the transition from fully commercial districts to a mixed use district with high quality residential. Their success in the Dallas Design District has transformed a daytime only commercial area into a mixed use district that has considerable energy and vitality. Richardson (Alta Creekside) and Frisco (Alta Cobb Hill) developments serve as similar examples of high quality, low density developments that provide housing options that enhance the housing stock and opportunities for a city. Wood Partners brings practical and proven experience to The Colony's new economic engine. Further, it provides an important component to making a successful horizontal mixed use project: high earning residents. In fact, The Colony has provided significant economic inducements to attract businesses that create sales tax and employment. Luxury apartments provide immediate high quality living conditions within the city limits, which is especially helpful for employees relocating to an area. Making these professionals citizens of The Colony from the start is desirable and the current lack of housing constitutes a problem for new arrivals. People who work in The Colony but reside in adjacent communities are unlikely to ever live in The Colony if they initially settle in other high quality communities outside The Colony.



The applicant's site plan provides a reasonable and appropriate planning transition among uses. The multi-family use provides an important buffer for the adjacent existing, stable single family neighborhood. The residential units will screen light, noise, and the service areas of the large box retail users. The plan to limit the units along Memorial Boulevard to two-story townhome style units with direct entry garages makes for an ideal planning transition. Further, the development has shifted its leasing, business, and outdoor pool functions to South Colony Boulevard, thereby, providing further protections for the neighborhood and limiting traffic on Memorial Boulevard.

The proposed residential component is complementary to single family homes and offers significant ancillary benefits to the city. The Colony does not have this type of rental product, which provides important transitional housing. The extensive development currently being done in the area will bring new professional jobs to the area and an infusion of professionals needing housing. Often, these professionals purchase a home in the community where they first reside and put down roots. A recent study by the Real Estate Center at Texas A&M University indicates that The Colony has the fewest number of days on the market for homes in DFW and an inventory of less than one month of homes for sales; both of these categories were the lowest in the Metroplex. As a result, professional level housing is at a critically low point and residents have few options. By way of contrast, Frisco homes are on the market nearly twice as long and inventory of homes in Frisco is 1.5 months. The luxury rental townhomes of the type proposed by the applicant supply the necessary residential product units to meet current unsatisfied demand.

The profile of typical residents at similar Wood Partners area multifamily developments, including nearby in Frisco and a very similar project in Richardson, demonstrates that these tenants are a highly desirable demographic. They are renters by choice. The upscale multi-family market is markedly different than traditional garden style apartment living. The age, education, and socio-economic levels are much more consistent with professional types of homeowners. As a result, the proposed Wood Partners project represents a new type of residential housing in the city and comes at a favorable time of great change. These renters have the ability and, at times, experience to purchase a home; however, they opt to rent an apartment because it is more consistent with their lifestyle (empty nesters), their work (frequent travel), or attitude (simply have no desire to own). A statistical examination of the Wood Partners' renter indicates that they are the same types of persons already living in the neighborhoods to the north in terms of income, education, and age. Importantly, they also would qualify to purchase homes in the neighborhood.

- The primary reason that tenants of most Wood Partners multifamily development vacate their multifamily residence is to **transition to single family home ownership**. The second most common reason was change of job. Traditional apartment complexes suffer attrition from rising rents or moves to other apartment communities. Tenants' transition to ownership is more likely because of the quality of their apartment home that has ownership quality amenities, an enclosed garage with direct unit entry, security system, and private outdoor areas.

Changing trends in residents. The most similar community, Alta Creekside in Richardson (adjacent to the highly coveted Canyon Creek neighborhood), has 5% of its residents over 58 years of age and nearly 24% between 41 and 57 years of age. As such, one-third of the community is comprised of non-traditional apartment renters. Increasingly, older Americans have elected to downsize their homes and relocate to luxury town home style rental units. Studies cite a desire to have no maintenance, ability to travel, and proximity to their children and grandchildren. The remaining two-thirds of the community is evenly split between 18-29 years of age (38%) and 30-40 years of age (33%) with no tenants under the age of 18. Again, these ages are similar to single family households within one mile of the site. According the U.S. Census Bureau for residents within one mile, there are 4% of residents over 65 years of age, 20% are between 30 and 39 years of age, 20% are between 20 and 29 years of age, and 27% are between 40 and 64 years of age with the remainder under age 20.

The rise in renters older than 30 years of age is not uncommon due to:

- Record numbers of student loans to US citizens.
 - Americans marrying much later in life and having fewer children, esp. in suburban settings.
 - Increased difficulty in qualifying for mortgages, especially after the Great Recession.
 - Younger Americans less desirous of home ownership.
- The education levels of residents clearly demonstrate these are the type of highly desired members of the workforce commonly identified as the “creative class.” Cities often provide economic incentives to attract these bright and well compensated individuals. At Alta Cobb Hill, 44% of residents have a bachelor’s degree and an additional 17% have an advanced degree. At Alta Creekside, the most comparable project, 68% of residents have bachelor’s degree, another 5% have a master’s degree, and 2% have a doctorate. These trends compare favorably with the city where 23% have a bachelor’s degree and almost 11% have an advanced degree.
- These are discerning renters that can afford to buy, but choose to rent. At Alta Creekside, 71% of residents make between \$50,000 and \$110,000. Further, another 20% earn between \$110,000 to \$215,000. Only 3% have incomes less than \$40,000. One-third of the citizens of The Colony earn between \$50,000 and \$100,000 and another 36% have earnings in excess of \$100,000. On the other end of the wage scale, citizens making less than \$35,000 comprise 15% of the population.

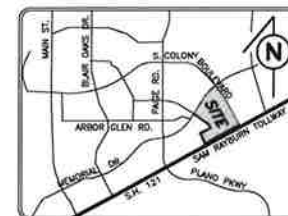
The residents of Alta Colony Townhomes would qualify for mortgages in the surrounding neighborhood. The average rent on the applicant’s proposed property will be \$1,400 a month and townhome units will rent for up to \$1,900 a month. According to the appraisal district data for the thirteen streets in the subdivision immediately to the north, the average value of a home is \$199,201. Average values on a street-by-street bases range on average from \$190,957 on Buckskin Drive to \$221,135 on Redwater Drive. A 30 year mortgage (with no taxes, insurance, personal mortgage insurance, a good credit rating, and a current interest rate of 4%) would

result in a monthly payment of \$968 a month, so the prospective renters in the proposed project would easily be able to transition to single family homes in The Colony, making them a source of future strength and stability for the single family home market.

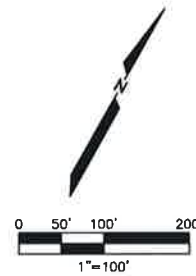
HOUSING TYPE	MONTHLY PAYMENT
Average Alta Colony Rent	1400
Colony Townhome product	1900
Average for entire subdivision	968
Average Buckskin Drive home	927
Average Redwater Drive home	1075

The above information demonstrates why Wood Partners residents transition to ownership easily. In fact, residents can qualify for homes with values of \$350,000. They rent by choice, but qualify for ownership and can transition to permanent single family resident citizens of The Colony with ease. As a result, these residents constitute a type of renter The Colony has not seen. Ironically, these very residents are the ones that have helped Uptown and other parts of the area emerge as destinations for activity and investment. The multi-family component will assist in the development of the remaining land and assist with the plans of the adjacent developer (Herb Weizman) for its retail offerings. The Weitzman project's proximity to the multi-family should result in the ability to attract high quality restaurant offerings that otherwise would likely not exist. The multi-family component will result in more desirable commercial options for the neighboring single family homes. Among other things, numerous grocery users believe the area must have additional residential users to support a store.

The horizontally mixed use project, including the addition of residential, will complement the long term vision of the district. Further, it introduces a type of housing not present in The Colony and brings a type of resident that aids in future growth of both the residential and commercial sectors of the city. Finally, the multi-family raises the bar substantially on multi-family in the area, providing the city with an example for future developments, while meeting the current demand shortage for desirable professionals wanting to live in the city limits.



VICINITY MAP
NOT-TO-SCALE



~ CURVE TABLE ~

LABEL	TOTAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°23'25"	183.00'	36.38'	S 24°08'36" E	36.32'
C2	09°59'36"	299.70'	52.27'	S 23°28'05" E	52.21'

~ LINE TABLE ~

LABEL	BEARING	DISTANCE
L1	S 60°44'13" W	6.17'
L2	S 29°44'07" E	126.63'
L3	S 22°21'48" E	174.54'
L4	S 56°30'14" E	50.60'
L5	S 18°26'54" E	119.02'
L6	S 06°32'08" E	43.28'

TRACT	LOT AREA (AC.)	ALLOWED USES
B-1	26.22	ALL USES IN BP
B-2	4.88	ALL USES IN BP
B-3	1.96	ALL USES IN BP
B-4	16.93	BP, MF-1, MF-2, MF-3, MF-4

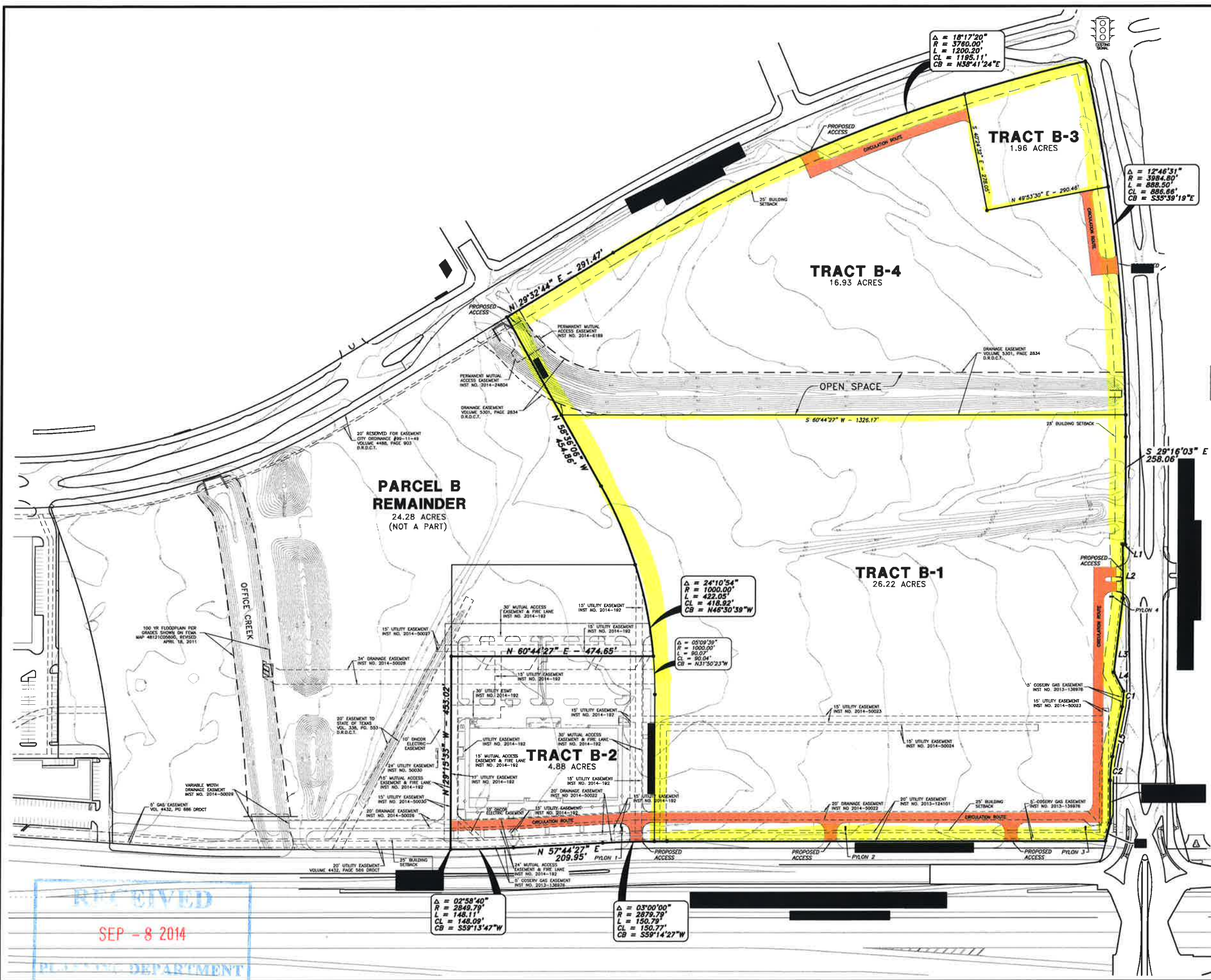
ATTACHMENT 4
Site Exhibit

PD CONCEPT PLAN

PLANNED DEVELOPMENT 16 AMENDMENT
N.W.C. S.H. 121 & SOUTH COLONY BLVD
THE CITY OF THE COLONY, TEXAS

Cates - Clark & Associates, LLP
Consulting Engineers

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07/23/14	1"=100'	BSSM	112-001C PD	1



PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2013

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, 972-624-3164

SUBJECT *SUP14-0008, Hyatt Place Limited Service Hotel*

Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Hyatt Place, to be located on a 1.52 acre tract of land on the south side of Memorial Drive east of Top Golf.

OWNER/ARCHITECT

Owner:	A&M Developers	Irving, Texas
Architect:	Eisenhour Land Development	Mesquite, Texas

ESTIMATED PROJECT SCHEDULE

The Planning and Zoning Commission must approve a preliminary plat and a final plat for the subject property. The Final Plat must be filed for record with Denton County prior to the onset of vertical construction. An associated site plan must be approved by the Planning and Zoning Commission and City Council prior to the onset of construction of any kind.

BACKGROUND, LIMITED SERVICE HOTEL

On January 7, 2014, City Council adopted Ordinance No 2014-2038, which defined full service, limited service hotels and motels. The ordinance went on to require specific criteria in order to meet the “full service” and “limited service” hotel definitions. The ordinance also proscribed which zoning districts each type of hotel/motel could be placed. In addition, the ordinance required that all limited service hotels obtain a Specific Use Permit to ensure that the minimum development standards for a limited service hotel, as listed in Section 10-2400 of the Zoning Ordinance, have been observed and are provided.

OPTIONS

1. Approve as submitted.
2. Approve with conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

DEVELOPMENT REVIEW COMMITTEE REVIEW

The Development Review Committee (DRC) recommends approval of the Specific Use Permit.

NOTIFICATION

Specific Use Permits require newspaper notification a minimum of 10 days prior to the Planning and Zoning Commission meeting. The Planning and Zoning Commission legal notice was published in *The NeighborsGO* section of *The Dallas Morning News* on 10/31/14. No comments

either in favor or against the granting of the SUP were received by the date of the printing of this packet.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Applicant's Letter of Intent
4. Proposed Site Plan
5. Proposed Elevations

Staff Analysis

Summary of Request

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a limited service hotel, Hyatt Place, to be located on a 1.52 acre tract of land on the south side of Memorial Drive east of Top Golf. The property is located in BP-Business Park zoning district and is within the Gateway Overlay District.

Adjacent Zoning/Land Use

North - BP-Business Park – Five Star Sports Complex
 South - BP-Business Park and Gateway Overlay District, undeveloped land
 East- BP-Business Park and Gateway Overlay District, undeveloped land
 West- BP-Business Park and Gateway Overlay District - Top Golf

Existing Condition of Property

The property is currently undeveloped.

Development Review Analysis: Limited Service Hotel

On January 7, 2014, City Council adopted Ordinance No 2014-2038, which defined full service and limited service hotels. The ordinance requires all limited service hotels to obtain a Specific Use Permit to ensure that the regulations for a limited service hotel, as listed in Section 10-2400(a) of the Zoning Ordinance, have been observed and are provided.

Ordinance No. 2014-2038 defines limited service hotel as follows:

“Limited Service Hotel. A building designed for the temporary overnight or temporary lodging accommodations for travelers containing six (6) or more guest rooms, suites or units for compensation on a daily rate providing basic hotel services such as linen, maid service and the use of furnishings.”

The applicant has provided a letter of intent which describes the proposed hotel with the same wording as the adopted definition (Attachment 3). The site plan shows that the proposed hotel meets the requirements of a limited service hotel, as follows:

Hyatt Place Comparison with Hotel Ordinance	
<i>Minimum Criteria For Limited Service Hotel</i>	<i>Provided</i>
A minimum of 700 square feet of meeting room space	720 square feet
Limited food and beverage service, including breakfast buffet service	provided
Guest room access from an interior hallway	provided
Minimum of 400 square feet of pool surface area	675 square feet
Attached covered drive-through area adjacent to the hotel lobby	provided
Parking at a ratio of 1 space per guest room (107 rooms)	Providing 107 spaces

Financial Considerations

With the recent surge in applications for Specific Use Permits for Limited Service Hotels, it is staff's policy to conduct a comparison of room rates for the hotel in question and similar hotel types. Staff researched Hyatt Place hotels in the immediate area in late October, pricing of

similar hotels in the area and pricing of existing hotels in The Colony. The results are shown below.

There are six (6) Hyatt Place hotels in the Dallas area, from Arlington to Dallas. These hotels are shown below with their locations and price per night. For comparison, a random Friday and Saturday night room rate was used. The prices range from a low of \$80 (Dallas Park Central location) to a high of \$139 (Grapevine Mills location) with an average price of approximately \$105 per night.

Local Hyatt Place Hotels			
<i>Location</i>	<i>Address</i>	<i>City</i>	<i>Fri/Sat room rate</i>
Dallas Park Central	12111 N. Central Expressway	Dallas	\$80
Dallas North Galleria	5229 Spring Valley	Dallas	\$89
Los Colinas	1542 N. Highway 360	Grand Prairie	\$93
Garland/Richardson	5101 N. Pres. Bush Tollway	Garland	\$114
Arlington	2380 E. Road to Six Flags	Arlington	\$116
Grapevine	2220 Grapevine Mills Circle	Grapevine	\$139
Median Room Rate/Night			\$105.17

By comparison, local hotels similar to the Hyatt Place in number of rooms and amenities are listed below, with their locations and price per night. The prices range from a low of \$43 (Denton location) to a high of \$129 (Richardson/Dallas location) with an average price of \$73/night. The Hyatt Place brand commands an average of almost \$20/night higher than the similar mid-priced hotels.

Comparable Local Hotels			
<i>Hotel Name</i>	<i>Address</i>	<i>City</i>	<i>Fri/Sat room rate</i>
Wyndham Dallas Suites	7800 Alpha Road	Dallas	\$129.00
Baymont Inn	885 S. Stemmons	Lewisville	\$80.00
Hawthorn by Wyndham	250 Municipal	Richardson	\$76.00
Hawthorn by Wyndham	5000 Plaza Drive	Irving	\$70.00
Hawthorn by Wyndham	15200 Addison	Addison	\$68.00
Ramada LTD	621 N. Central Expy	Plano	\$48.00
Howard Johnson Express	3116 Bandera	Denton	\$43.00
Median Room Rate/Night			\$73.00

Existing hotels in The Colony command a comparable rate. Staff researched the pricing on these hotels On October 27, 2014, using the same criteria as when researching the Hyatt Place hotels. The lowest quoted weekly rate for the Budget Suites was \$219.00, which on a daily basis comes to approximately \$32/night (weekly rate, divided by seven). The two highest priced hotels on this date were the Residence Inn and the Fairfield Inn, two Marriott products located adjacent to one another in The Cascades. The online per night room rate at these hotels was \$110. The average room rate is just over \$84/night. By eliminating the extended stay hotel from the calculation, the average room rate is approximately \$101/night. The average Hyatt Place room rate is approximately \$4/night higher than the comparable hotels in The Colony.

The Colony Hotel Price Comparison			
<i>Hotel Name</i>	<i>City</i>	<i>Address</i>	<i>Fri/Sat room rate</i>
Residence Inn	The Colony	6600 Cascades Court	\$110.00
Fairfield Inn	The Colony	5900 Stone Creek Drive	\$110.00
Comfort Suites	The Colony	4796 Memorial Drive	\$84.00
Budget Suites (weekly rate/7)	The Colony	5289 SH 121	\$32.00
Median Room Rate/Night			\$84.00
Median Room Rate/Night excluding the Extended Stay Hotel			\$101.00

Specific Use Permit Criteria

In accordance with Section 10-905 of the Zoning Ordinance: The Planning and Zoning Commission and City Council shall review and evaluate Specific Use Permit applications using the following criteria:

1. Conformance with the City of The Colony's Comprehensive Plan;

The Future Land Use Map identifies this area as "S.H. 121 Corridor Development" which includes commercial, entertainment and support services. A limited service hotel is an allowed use with the approval of a Specific Use Permit (SUP) in a BP-Business Park zoning district and conforms to the Comprehensive Plan goals.

2. Conformance with applicable regulations and standards established by the zoning regulations;

If the requested SUP is approved by City Council, the zoning for a Hyatt Place limited service hotel in this location would be established. A site plan would have to comply with all requirements of the Zoning Ordinance including Section 10-2400(a), Limited Service Hotels, and the Gateway Overlay District.

3. Compatibility with existing or permitted uses on abutting sites, in terms of building height, build and scale, setbacks on open spaces, landscaping and site development, access and circulation features and architectural compatibility;

The hotel use is generally compatible with the approved uses of the BP-Business Park zoning district in terms of building height, build and scale, setbacks on open spaces, landscaping and site development, access and circulation features and architectural compatibility.

4. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area, existing zoning and land uses in the area;

While the site plan for the Hyatt Place Hotel has not been submitted, it will meet the City's requirements for circulation, fire lanes, pedestrian sidewalks and all other pertinent city regulations.

5. Protection of persons and property from erosion, flood, or water damage, fire, noise, glare, air quality, generation of dust and odors, and similar hazards and impacts;

The proposed development shall be constructed in accordance with applicable adopted regulations at the time of construction.

6. Location, lighting and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties;

All proposed lighting shall comply with the City's regulations and any future signs shall comply with the adopted sign ordinance.

7. Adequacy and convenience of off-street parking and loading facilities;

The proposed site shall provide adequate parking for the proposed use, per the Zoning Ordinance.

8. Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity;

The proposed hotel use is generally compatible with surrounding uses in the vicinity.

9. Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses in the same district and surrounding area; and

The DRC recommends that no additional conditions be placed on this Specific Use Permit.

10. Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare; or materially injurious to properties or improvements in the vicinity.

It is the opinion of the DRC that the proposed Hyatt Place will not be detrimental to the public health, safety, or welfare, nor would it be materially injurious to properties or improvements in the vicinity.

In authorizing a Specific Use Permit, the Planning and Zoning Commission may recommend, and the City Council may impose, additional reasonable conditions necessary to protect the public interest and welfare of the community. No additional conditions are proposed by staff. The proposed Hyatt Place Hotel meets the minimum standards set by City Council for a limited service hotel and therefore the DRC recommends approval of the Specific Use Permit.



**To: The Colony
Brooks Wilson, AICP
6800 Main St
The Colony, TX 75056**

**From: A & M Developers
Mike Patel
7701 Las Colinas Ridge
Suite #250
Irving, TX 75063**

This letter is to inform city about our hotel project on the Memorial Dr next to Top Golf. We are planning to build four (4) story franchise hotel – Hyatt Place. The hotel will have 107 +/- rooms with well-appointed lobby, meeting space, outdoor pool, business center, breakfast area, fitness room, guest laundry and king/double queen size bed rooms. The building will be approximately 62,738 +/- sqft, final square footage is to be determined. We are planning to build very upscale contemporary building to provide lodging service to business and leisure travelers to the city.

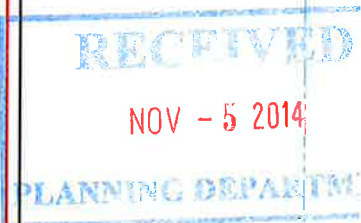
The site will be developed so it will have 15 ft landscape buffer along Memorial Dr. It will also meet the building setback requirements since the building is place in the middle of the lot. It will have 24" fire lane for easy access to and around the building. The building façade will have first floor and majority of the second floor stone and rest will be hard stucco, so combine it will have more than 25% masonry. We are proposing two driveways access from the Memorial Dr and will have access from Hwy 121 via mutual access easement with other lots just south of the proposed hotel. Hotel will have building sings on 3 sides at least and will also have monument sign along Memorial Dr. We are proposing the building main entrance to face the Memorial Dr and also have rear entrance on south side with parking around the building for easy access from both sides. We see this hotel development as very valuable addition to the overall city's growth and will be very well positioned to serve locals as well as visitors to the city. We are very excited and looking forward to getting the project started as early as possible.

Meeting Room Space: 720 sqft
Pool Surface Area: Approx 675+ sqft

Sincerely



-Mike Patel

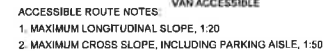


THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPED ON A PAVED SURFACE AND BE CLEARLY MARKED ON THE PAVEMENT WITH A "RED" LINE AT LEAST FOUR (4) INCHES WIDE. "NO PARKING" AND "FIRE LANE" IN NOT LESS THAN SIX (6) INCHES HIGH LETTERS. THE RED LINE SHALL BE EVERY OTHER FIFTEEN (15) FEET ON THE STRIP. WHERE THE FIRE LANE IS ADJACENT TO A CURB, THE ENTIRE CURB SHALL BE PAINTED. A LEGEND STATING "NO PARKING - FIRE LANE" OF A MINIMUM OF EIGHTEEN (18) INCHES HIGH IN "A" OR "N" FONT SHALL BE PLACED AT BOTH ENDS OF THE FIRE LANE. (LETTERING MAY BE LARGER, BUT IT IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DEDICATED STREET OR BE CONSTRUCTED WITH TURNING ROADS AREAS AT THE END WHICH WILL BE A MINIMUM OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A "TRAFFIC MARKING PAINT."

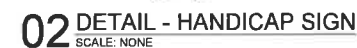
WHEN REQUIRED DURING CONSTRUCTION OR OTHER TEMPORARY USE, APPROVED SIGNS SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROUNDS AND OTHER SUCH SITUATIONS. THE SIGN STRUCTURE SHALL BE BOTH PERMANENT AND SECURE SO THAT THEY CANNOT BE MOVED UNTIL PERMANENT FIRE LANE IS PAINTED.

1. FIRELANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIME DURING CONSTRUCTION.
2. FIRELANE STRIPING & PAVING SPECIFICATIONS SHALL BE PER CITY'S GENERAL DESIGN STANDARDS DETAIL.
3. FIRELANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE COLONY, TEXAS.
2. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONTRADICT WITH HIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL UNDERGROUND UTILITIES NOTIFY THE FOLLOWING AGENCY:



SCALE: NONE



IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION AND COORDINATE WITH THE CITY/UTILITY DEPARTMENT(S) AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTH, SIZES AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES AND THE LIKE PRIOR TO PERFORMING ANY DIRT WORK, EXCAVATION, EMBANKMENT, FILL OR HOLE DRILLING RELATED TO ONSITE OR OFF SITE WORK FOR THIS PROJECT.

THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN ANY MANNER, PREPARED BY THE ENGINEER FOR THE WORKING OF THE PROJECT, ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

PROJECT NAME

CONCEPTUAL SITE PLAN
PROPOSED 4 STORY HYATT PLACE
MEMORIAL DRIVE,
THE COLONY, TX 75056
2.051 ACRES

ATTACHMENT 4
Proposed Site Plan

[illegible]



01 FRONT ELEVATION
SCALE : 3/32" = 1'-0"

SCHEDULE OF EXTERIOR WALL COLOR AND FINISH:	
	STUCCO: BROWN - ACCENT WALL
	STUCCO: LIGHT BEIGE
	STONE VENEER
	STUCCO: WHITE TRIM



02 REAR ELEVATION
SCALE : 3/32" = 1'-0"



ATTACHMENT 5
Proposed Elevations

ARCHITECT:

OWNER/DEVELOPER:

HYATT PLACE
MEMORIAL DRIVE,
THE COLONY, TX 75056

ARCHITECT'S SEAL

PROJECT STATUS:
PRELIMINARY

PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:

DRAWING BY:

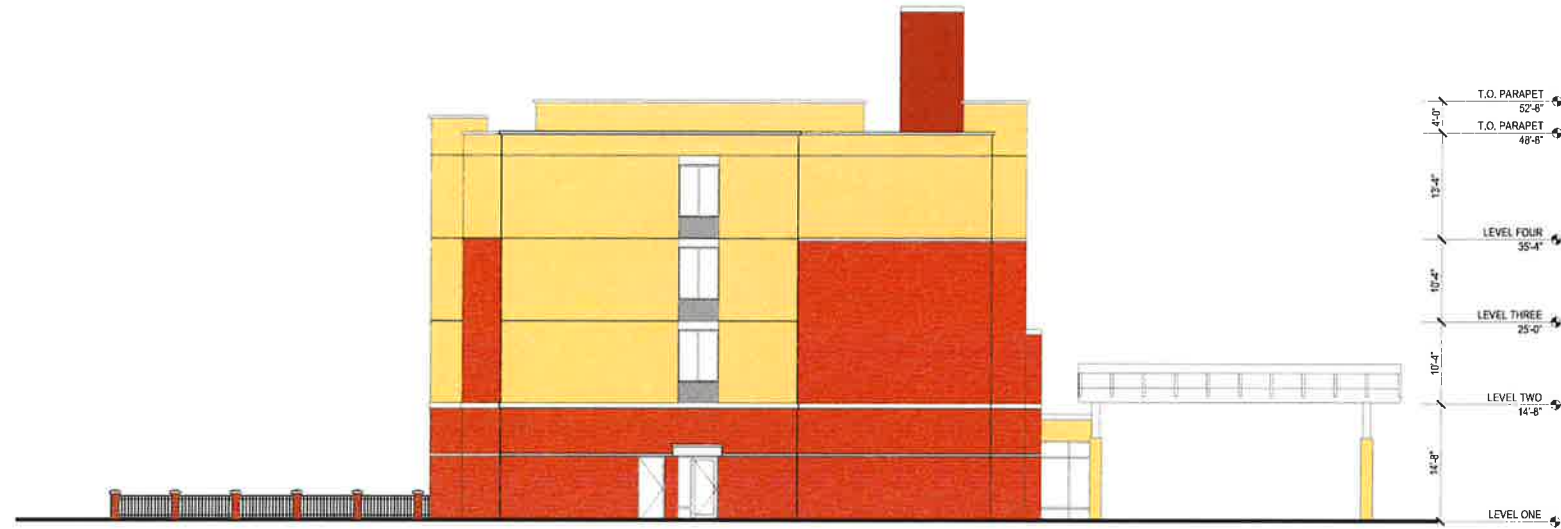
JOB ORDER:
0

REVISION DATES:
1
2
3

SHEET:

A300

10/28/2014



01 RIGHT SIDE ELEVATION
SCALE : 3/32" = 1'-0"

SCHEDULE OF EXTERIOR WALL COLOR AND FINISH:	
	STUCCO: BROWN - ACCENT WALL
	STUCCO: LIGHT BEIGE
	STONE VENEER
	STUCCO: WHITE TRIM



02 LEFT SIDE ELEVATION
SCALE : 3/32" = 1'-0"

ARCHITECT:

OWNER/DEVELOPER:

HYATT PLACE
MEMORIAL DRIVE,
THE COLONY, TX 75056

ARCHITECT'S'S SEAL

PROJECT STATUS:
PRELIMINARY

PROJECT MANAGER:
FREDERICK L. GATELA

DESIGN COORDINATOR:

DRAWING BY:

JOB ORDER :

0

REVISION DATE:

1

2

3

SHEET:

A310

10/28/2014

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *SP14-0014, Old Oak Pond Office Complex*

Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for two office buildings totaling 65,000 square feet located on approximately 7.36 acres of land, on the south side of the Plano Parkway approximately 2,100 feet east of Tittle Drive.

OWNER/ENGINEER

Owner/Developer:	Billingsley Company	Dallas, Texas
Engineer/Surveyor:	Binkley & Barfield, C&P	Richardson, Texas

ESTIMATED PROJECT SCHEDULE

Before a building permit application may be submitted and approved, the Development Plan must be approved by the City Council and the associated Preliminary Plat (PP14-0005) and Final Plat (FP13-0013) must be approved by the Planning and Zoning Commission. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

OPTIONS

1. Approve as submitted.
2. Approve with conditions that are not met (regulations from the Zoning Ordinance).
3. Postpone consideration.
4. Table item.

RECOMMENDATION

The applicant must sign a Developers Agreement with the City for the construction and maintenance of a temporary sanitary sewer system that will be in place until a permanent sanitary sewer trunk line to the Austin Ranch Lift Station is constructed. The Development Review Committee recommends approval of the Development Plan, with the condition that the alternate exterior materials variance requested is approved by the Board of Adjustment on November 19, 2014 and the Developers Agreement for the temporary sanitary sewer line is approved by the City Council by December 2, 2014.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed Development Plan
4. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct two office buildings totaling 65,000 square feet located on approximately 7.36 acres of land, on the south side of the Plano Parkway approximately 2,100 feet east of Tittle Drive in PD-22, Austin Ranch. The buildings will be single story with one building being approximately 30,000 square feet in size and the second building being 35,000 square feet.

Existing Condition of Property

The subject property is currently undeveloped.

Platting Status

The associated Preliminary Plat (PP14-0005) and Final Plat (FP13-0013) were considered by the Planning and Zoning Commission during the Consent Agenda. Before vertical construction may occur, the Final Plat must be filed for record in Denton County.

Adjacent Zoning/Land Use

North - PD-25, Nebraska Furniture Mart, Hampton Inn (under construction) and the Grandscape Development

South - PD-22, Lot 2, Block A of Old Oak Pond Addition and the City of Lewisville

East- PD-25, undeveloped land and the Grandscape Development

West- PD-22, Edward Don Distribution and Warehouse facility

Land Use Analysis

The proposed office use is an allowed land use within the PD-22 zoning district.

Circulation and Parking

The proposed facility will have indirect access off of Plano Parkway via two mutual access driveways and cross access to the existing adjacent business to the west and any future business located to the east via a mutual access drive. The parking provided meets the specific requirements of Section 13, Vehicle Parking Regulations, of the Zoning Ordinance:

Parking Standard	Square Footage	Parking Required	Parking Provided
Parking calculation for Office uses: four (4) spaces per 1,000 square feet of gross floor area (GFA)	65,000	260 spaces	395 spaces

Exterior Materials

PD-22 does not have specific exterior material requirements for commercial buildings, so this development standard reverts to the Zoning Ordinance. Section 17.106.1 requires that exteriors be constructed of 75% “brick, natural stone or stucco/EIFS.” The proposed elevations show between ninety-two percent (92%) and ninety-nine percent (99%) concrete tilt wall construction with the remainder of the exterior being stone, primarily as accents near the entrances of the buildings. In addition, an architectural metal trim is proposed as a secondary accent on the buildings.

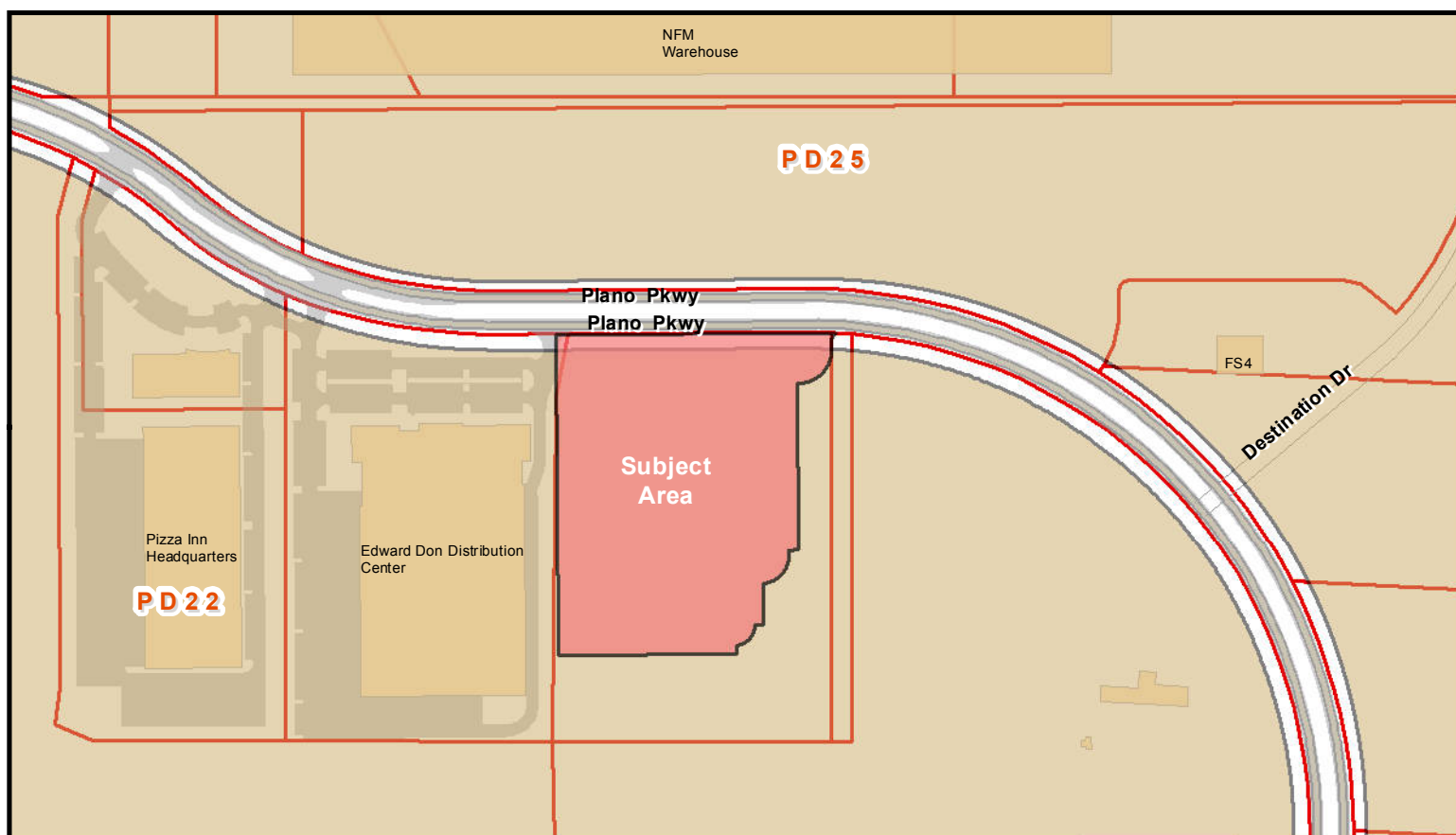
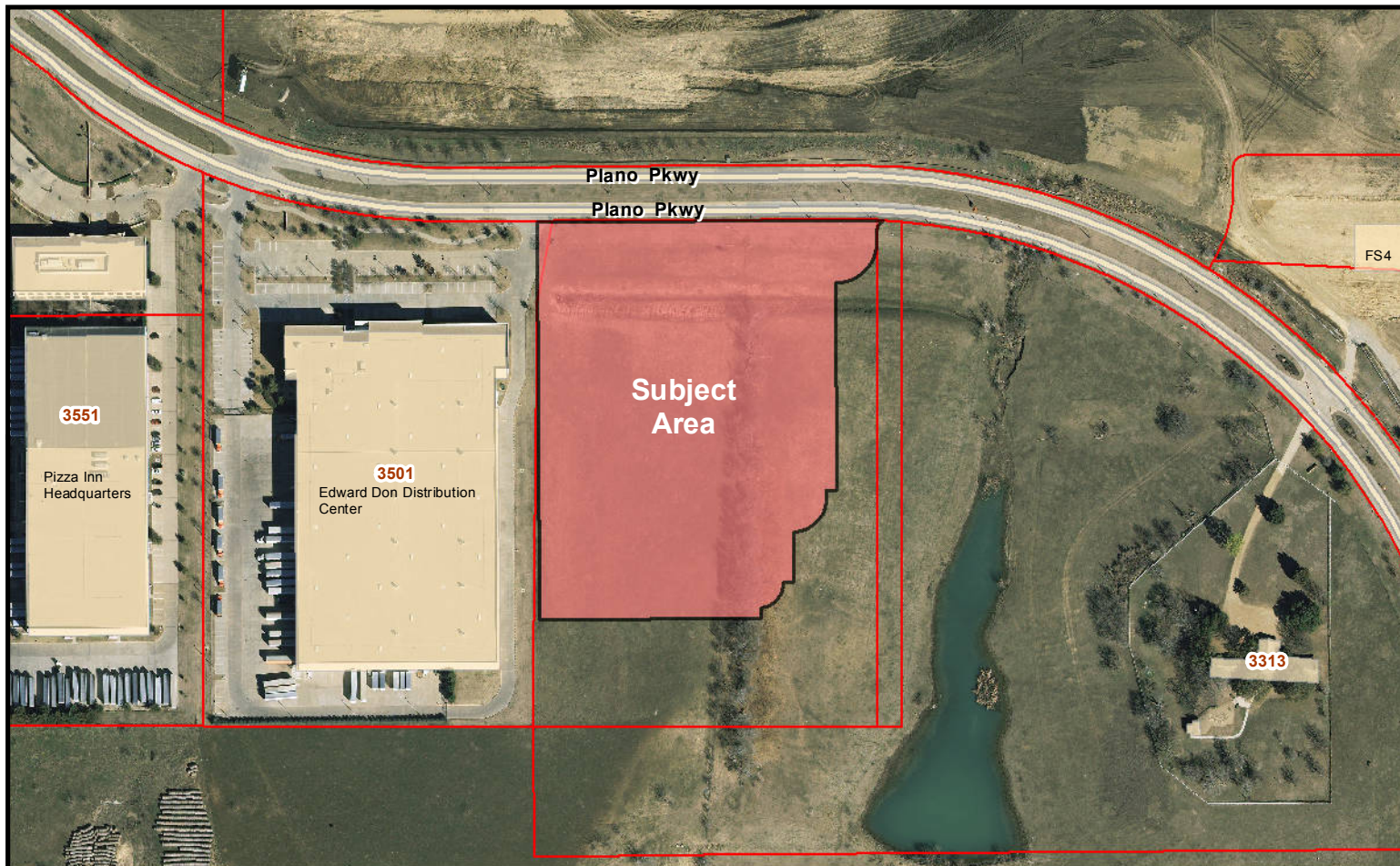
Since concrete tilt wall construction does not meet the exterior materials standard of the Zoning Ordinance, the applicant has requested a variance from the Board of Adjustment. This meeting will occur on November 19, 2014. Staff requests that the Planning & Zoning Commission consider the site plan excluding the question of exterior materials, and if approved, conditioned on the approval of the Board of Adjustment for the variance.

Landscaping and Irrigation

The applicant is proposing a combination of Live Oak, Cedar Elms and Red Oaks to meet the requirements of the Zoning Ordinance, Section 17A. Dwarf Burford Holly and Carissa Holly will be used to screen the parking spaces facing Plano Parkway. The proposed landscape plan includes the required irrigation notations and meets all the requirements of the Zoning Ordinance.

Development Review Committee Review

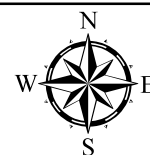
The Development Review Committee finds that the revised Development Plan meets all applicable requirements of the Zoning Ordinance, with the exception of the aforementioned exterior materials, and the governing PD regulations and therefore recommends approval, with the stipulation that the Board of Adjustment approve the requested exterior materials variance and the Developers Agreement for the construction of a temporary sanitary sewer be approved by City Council.

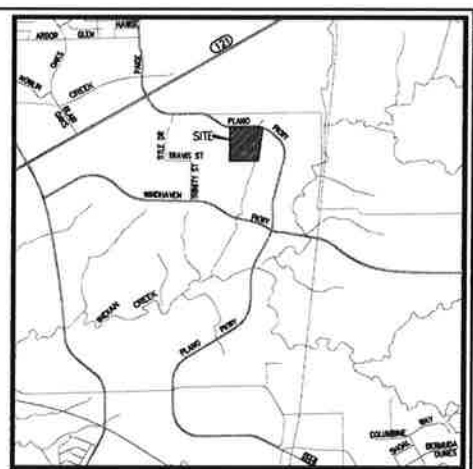
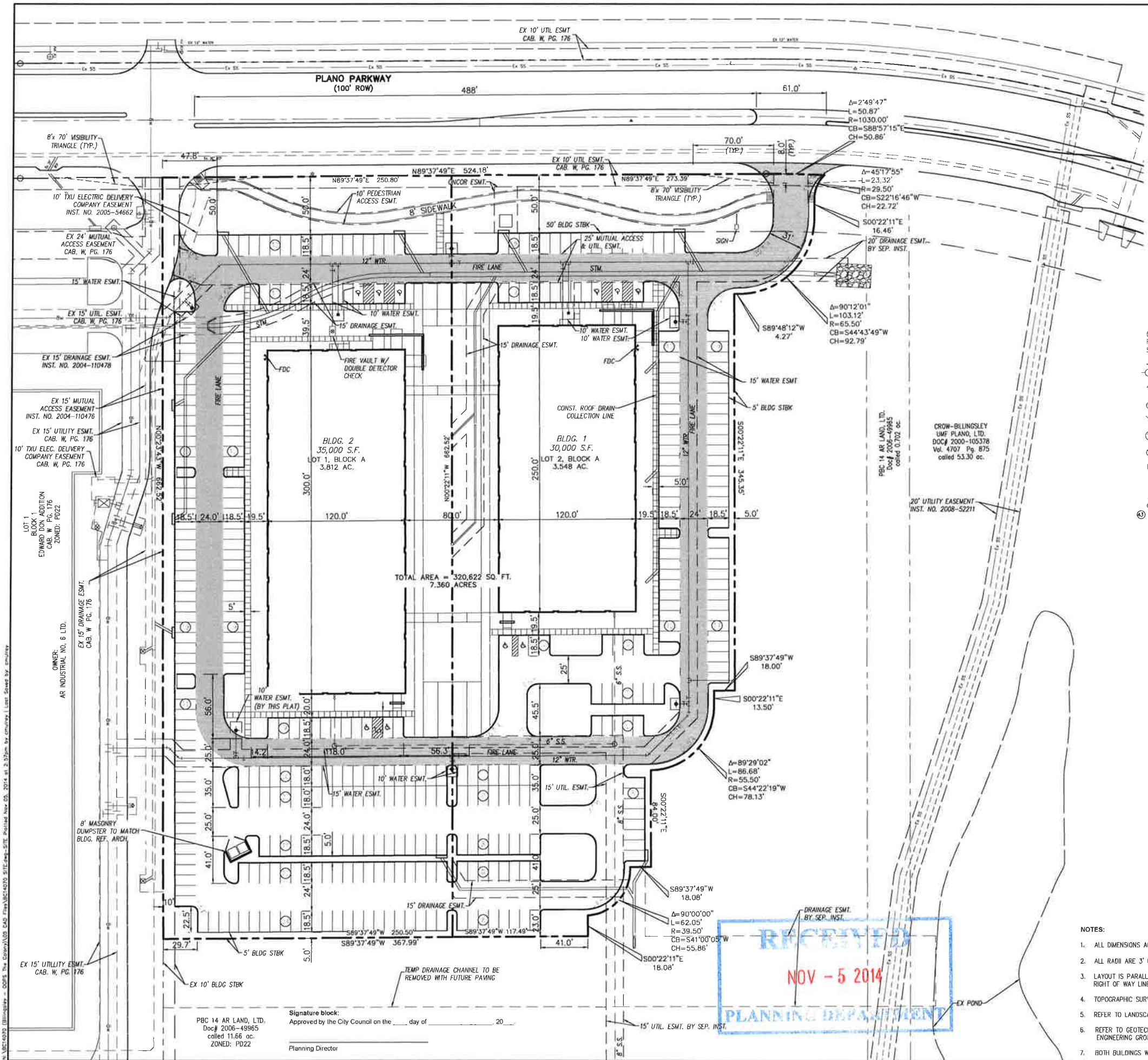


Project No. SP14-0015 - Project Name: Old Oak Pond Office Complex

City Limits	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	
Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling	

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





- LEGEND**
- CM = CONTROL MONUMENT
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD 5/8"
 - W/B = BASELINE CAP
 - SC = SET SCRIBED X IN CONCRETE
 - = FIRE HYDRANT
 - = GUY WIRE
 - = POWER POLE
 - = SANITARY SEWER MANHOLE
 - = WATER MANHOLE
 - = WATER METER
 - = WATER VALVE
 - = IRON ROD
 - = PARKING COUNT

SITE DATA TABLE	
ZONING:	P022
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
LOT AREA:	7.361 AC - 320,637 SF
FLOOR AREA RATIO:	0.2
IMPERVIOUS COVERAGE:	233,045 SF
PERCENTAGE OF IMPERVIOUS COVERAGE:	73%
TOTAL BUILDING COVERAGE:	65,000 SF
BUILDING 1 - OFFICE	
BUILDING SQUARE FOOTAGE:	30,000 S.F.
BUILDING HEIGHTS (FEET + STORIES):	24'-4" - 1 STORY
FINISHED FLOOR:	611.5
EXTERIOR MATERIALS BY ELEV.	N E S W
PAINTED TILT WALL	77.9% 92.4% 94.2% 99.4%
STONE	21.3% 7.3% 5.3% 0.6%
METAL	0.7% 0.2% 0.5% 0.0%
TOTAL PARKING REQ'D: 4:1000	120
HC PARKING REQ'D	5 STD.
HC PROVIDED:	5 STD.
TOTAL PARKING PROVIDED:	160 (INCL. 5 HC)
BUILDING 2 - OFFICE	
BUILDING SQUARE FOOTAGE:	35,000 S.F.
BUILDING HEIGHTS (FEET + STORIES):	24'-4" - 1 STORY
FINISHED FLOOR:	613.0
EXTERIOR MATERIALS BY ELEV.	N E S W
PAINTED TILT WALL	77.9% 93.8% 94.2% 99.5%
STONE	21.3% 5.9% 5.3% 0.5%
METAL	0.8% 0.3% 0.5% 0.0%
TOTAL PARKING REQ'D: 4:1000	140
HC PARKING REQ'D	5 STD.
HC PROVIDED:	5 STD.
TOTAL PARKING PROVIDED:	233 (INCL. 5 HC)
SETBACKS	
FRONT (ARTERIAL)	50 FT
SIDE AND REAR	5 FT

- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT
 - ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
 - LAYOUT IS PARALLEL AND PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF PLANO PARKWAY.
 - TOPOGRAPHIC SURVEY BY BASELINE, INC., DATED SEPT. 2012.
 - REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
 - REFER TO GEOTECHNICAL REPORT No. 19878, PREPARED BY REED ENGINEERING GROUP, SEPT. 2014.
 - BOTH BUILDINGS WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS.

ATTACHMENT 3
Proposed Development Plan

Binkley & Barfield | C&P
consulting engineers
1801 Gateway Blvd, Suite 101 Richardson, Texas 75080
www.bbcp.com
Firm Registration #3185

TE PLAN
OAK POND OFFICE 7.360 AC.
THE COLONY
COUNTY, TEXAS

Scale:
1" = 40'

NOV 2014



NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

MATERIAL PERCENTAGE

East

Textured Paint on

Concrete Tilt Wall	4,384 SF	92.4%
Stone-	347 SF	7.3%
Metal-	10 SF	0.2%
Total	4,741 SF	100%



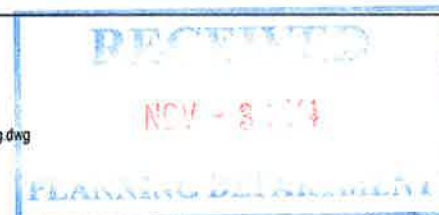
EAST ELEVATION

ATTACHMENT 5
Proposed Elevations

ELEVATIONS: BUILDING ONE

Oops - Austin Ranch
The Colony, Texas

Job #: 14149.00
File Name: a-el-001-bldg.dwg
Date: 10/09/2014
Drawn by: DD, ZLF



0 16 32 64 Feet



Good Fulton & Farrell Architects

2808 Fairmount Street
Suite 300
Dallas, Texas 75201

214.303.1500/Tel
214.303.1512/Fax
www.gff.com



NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

MATERIAL PERCENTAGE

West

Textured Paint on

Concrete Tilt Wall 4,551 SF 99.4%

Stone- 32 SF 0.6%

Metal- 0 SF 0.0%

Total 4,583 SF 100%

T.O. PARAPET
124'-4"
T.O. PARAPET
122'-10"

LEVEL ONE
100'-0"



NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

WEST ELEVATION

ELEVATIONS: BUILDING ONE

Oops - Austin Ranch
The Colony, Texas

Job #: 14149.00
File Name: a-el-001-bldg.dwg
Date: 10/09/2014
Drawn by: DD, ZLF

0 16 32 64 Feet



Good Fulton & Farrell Architects

2808 Fairmount Street
Suite 300
Dallas, Texas 75201

214.303.1500/Tel
214.303.1512/Fax
www.gff.com



NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

MATERIAL PERCENTAGE

East

Textured Paint on

Concrete Tilt Wall	5,451 SF	93.8%
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Stone-	347 SF	5.9%
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Metal-	10 SF	0.3%
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Total	5,808 SF	100%
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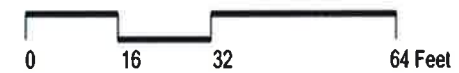
EAST ELEVATION

NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

ELEVATIONS: BUILDING TWO

Oops - Austin Ranch
The Colony, Texas

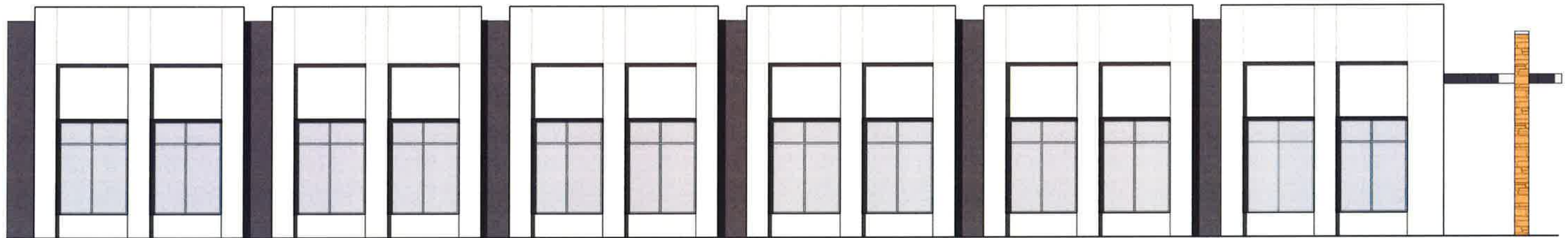
Job #: 14149.00
File Name: a-el-001-bldg.dwg
Date: 10/09/2014
Drawn by: DD, ZLF



Good Fulton & Farrell Architects

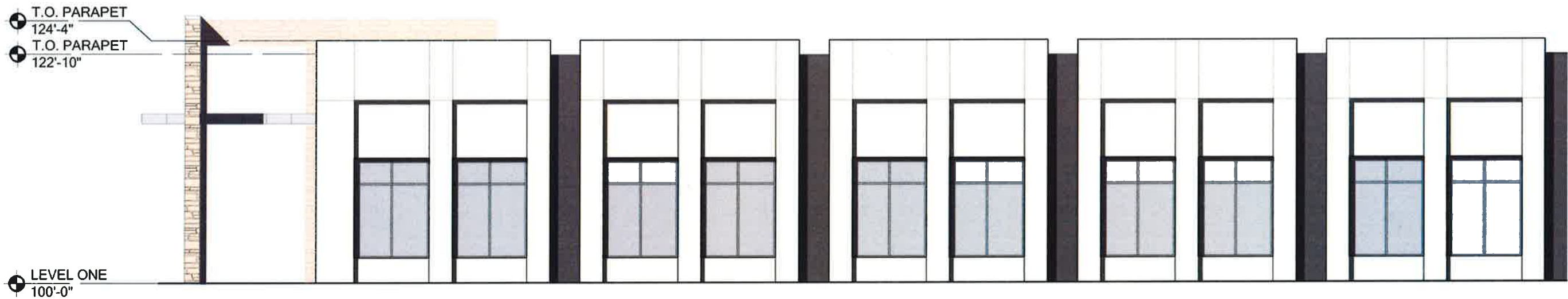
2808 Fairmount Street
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Dallas, Texas 75201

214.303.1500/Tel
214.303.1512/Fax
www.gff.com



NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

MATERIAL PERCENTAGE		
West		
Textured Paint on		
Concrete Tilt Tall	5,618 SF	99.5%
Stone-	32 SF	0.5%
Metal-	0 SF	0.0%
Total	5,650 SF	100%



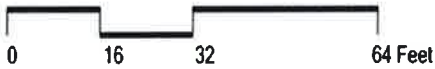
NOTE: REF. NORTH ELEVATION FOR
ADDITIONAL NOTES

WEST ELEVATION

ELEVATIONS: BUILDING TWO

Oops - Austin Ranch
The Colony, Texas

Job #: 14149.00
 File Name: a-el-001-bldg.dwg
 Date: 10/09/2014
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PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: November 12, 2014

DEPARTMENT: Engineering/Development Services Department

PLANNER: Brooks Wilson, AICP, Senior Planner, 972-624-3164

SUBJECT *SP14-0016, La Quinta Inn Site Plan*

Discuss and consider making a recommendation to City Council on an application for a Site Plan to allow the construction of a four story, 80-room La Quinta Inn to be located on a 3.65 acre tract of land on the southeast corner of Memorial Drive and Market Street.

OWNERS/ENGINEER

Owner/Developer:	Colony 34, LTD	Dallas, Texas
Engineer/Surveyor:	Texas Heritage Surveying, LLC	Dallas, Texas
	Triangle Engineering, LLC	Allen, Texas

ESTIMATED PROJECT SCHEDULE

The City Council approved a Specific Use Permit for a limited service hotel on August 19, 2014 (Ord. No. 2014-2087). The City Council must approve the Site Plan prior to construction. The Planning and Zoning Commission considered the associated Preliminary Plat (PP14-0006) and Final Plat (FP14-0014) for this property during the Consent Agenda. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

OPTIONS

1. Approve as submitted.
2. Approve with conditions that are not met (regulations from the Zoning Ordinance and/or the Gateway Overlay regulations).
3. Postpone consideration.
4. Table item.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Site Plan.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct a four story, 80-room La Quinta Inn to be located on a 3.65 acre tract of land on the southeast corner of Memorial Drive and Market Street. The 48,400 square foot hotel is proposing an indoor pool, limited food service and the requisite meeting room space for a limited service hotel, as defined by the Zoning Ordinance.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is unplatted. The Planning and Zoning Commission considered the associated Preliminary Plat (PP14-0006) and Final Plat (FP14-0014) for this property during the Consent Agenda. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

Adjacent Zoning/Land Use

The subject property is zoned BP-Business Park and Gateway Overlay District. An associated application for a Specific Use Permit to allow a Limited Service Hotel (SUP14-0007) was approved by City Council on August 19, 2014. The SUP established the proper zoning classification for the hotel use to be allowed on the subject property within the BP-Business Park zoning district.

North - PD-19, undeveloped land

South - BP-Business Park, Texas Roadhouse and undeveloped land

East- BP-Business Park, undeveloped land

West- BP-Business Park, undeveloped land

Infrastructure Improvements

Memorial Drive is slated for widening to six lanes along its entire length within The Colony and the underpass which will connect Memorial Drive to Spring Creek Parkway in Frisco and Plano is currently under construction. The location directly adjacent to the proposed hotel is a four-lane divided roadway and will be expanded to six lanes divided at a future date.

Circulation and Parking

The proposed facility will have one point of direct access off of Memorial Drive and a second point of indirect access via a fire lane and mutual access drive off of Market Street. The parking ratio for a limited service hotel is one space for every guest room. The parking provided meets the specific requirements of Section 13, Vehicle Parking Regulations, of the Zoning Ordinance.

Parking Standard	Rooms	Parking Required	Parking Provided
Parking calculation for limited service hotel uses: one (1) space for every one (1) hotel room	80	80 spaces	99 spaces

Exterior Materials

The entire first floor of the hotel is proposed to be a minimum of twenty-five percent (25%) stone with the remainder being stucco. The façade near the main entrance, which will face S.H. 121, will have an architectural feature that extends above the roof line and incorporates a portion of the La Quinta sun logo across three stories. Various earth tones will be used to further delineate and accent the architectural design. The choice of exterior materials meets the requirements of the Gateway Overlay District.

Gateway Public Area Amenities

The Gateway Overlay District requires additional public area amenities based on the size of the development. For this development (3.65 acres), one public area amenity is required. The applicant has provided a public plaza with seating on the Memorial Drive side of the hotel to meet this requirement of the Gateway Overlay District.

Landscaping and Irrigation

The applicant is proposing extensive landscaping on the site, with a combination of Cedar Elm, Live Oak, Red Oak and Lacebark Elm to meet the requirements of the Gateway Overlay District. A combination of Dwarf Yaupon Holly, Mexican Feather Grass and Knockout Roses, among other plantings, will be used to screen the parking spaces along both Memorial Drive and Paige Road. The proposed landscape plan includes the required irrigation notations and meets all the requirements of the Gateway Overlay District.

Gateway Landscaping Requirements

In addition, a development of this size (between three and ten acres) in the Gateway Overlay District must provide additional landscaping or development amenities to meet the requirement of 20 Landscape Points. The applicant has provided the following landscaping amenities, which meet the 20 Point requirement:

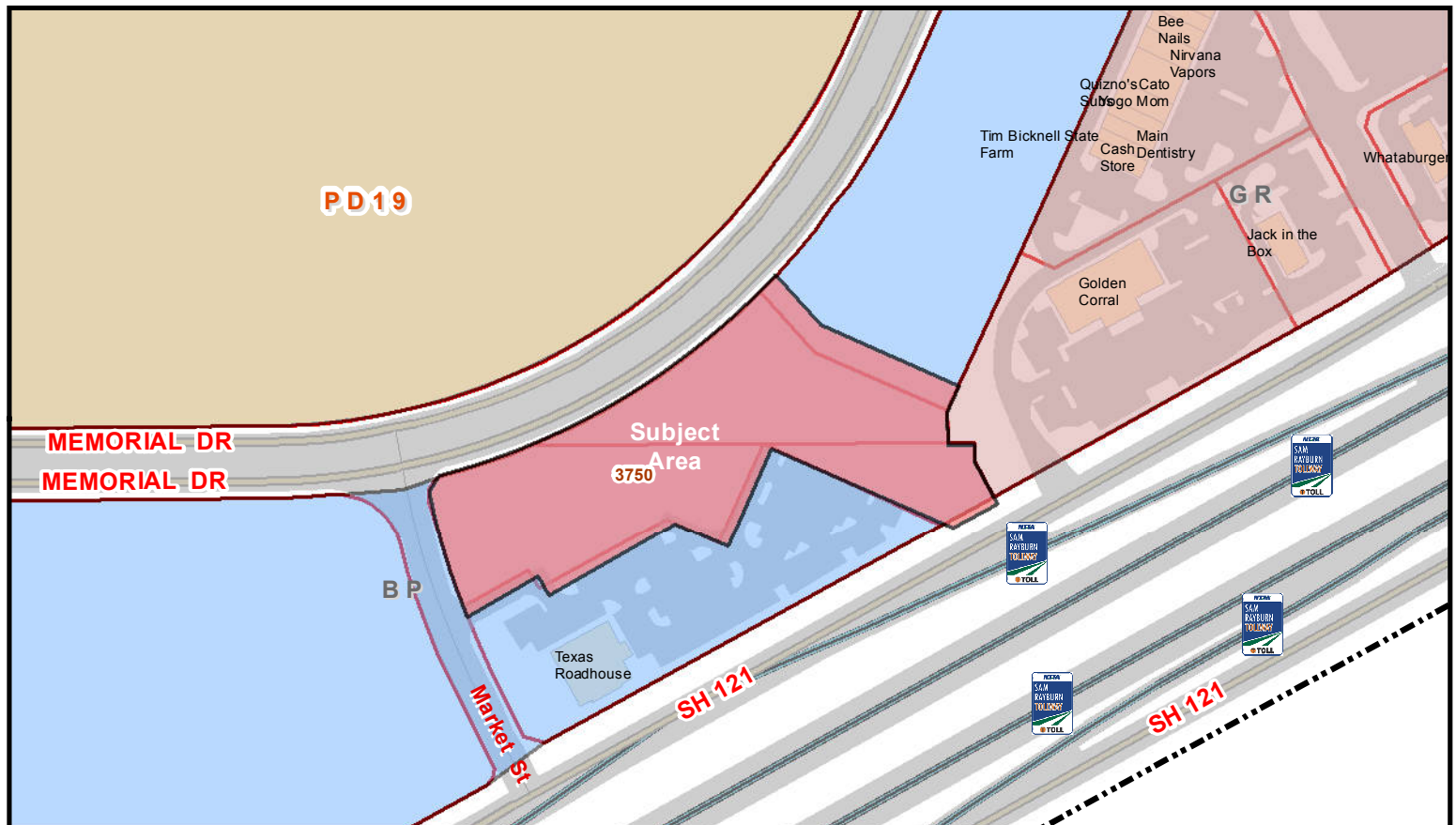
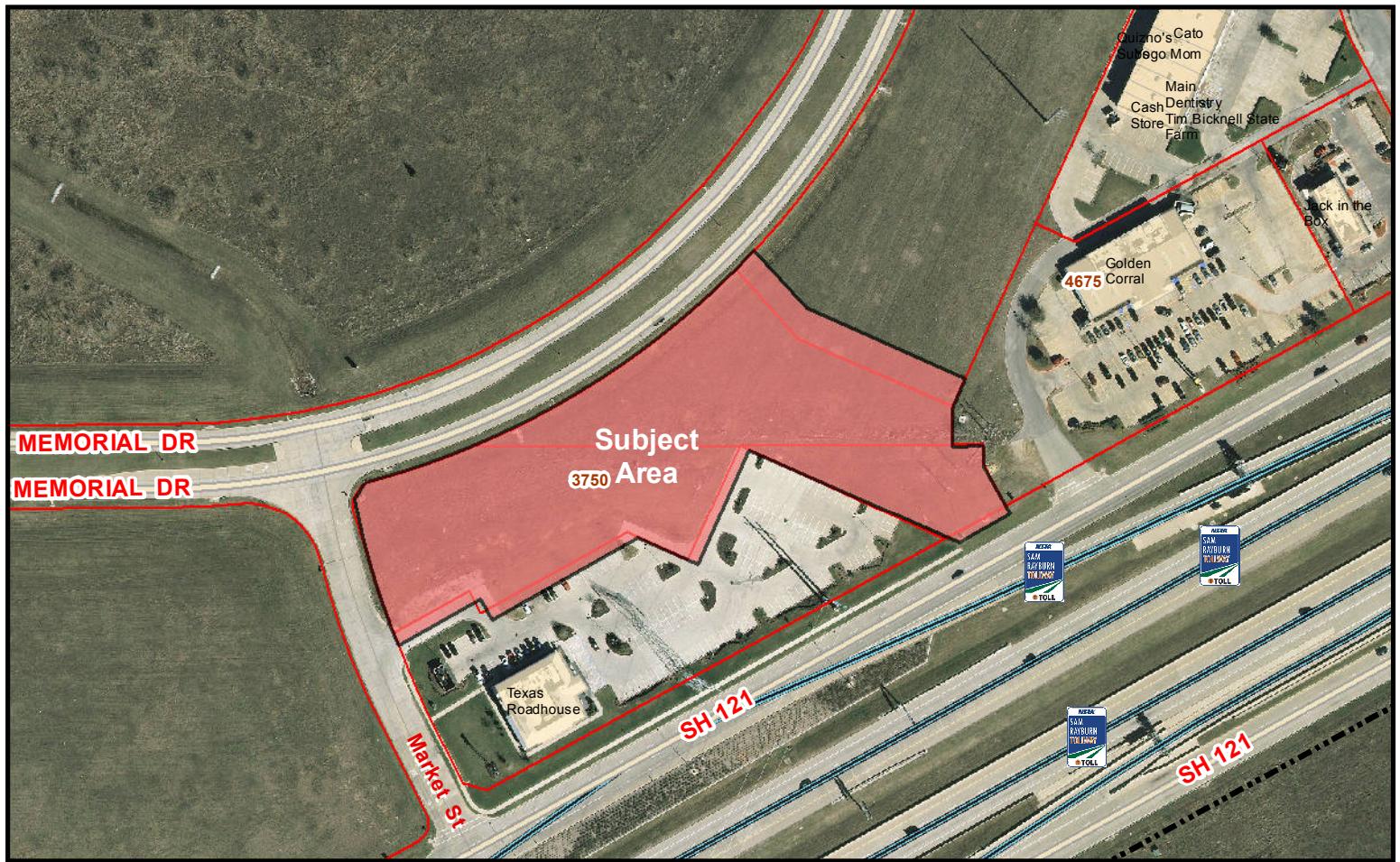
- Enhanced landscaping at monument sign – 5 points
- Stamped concrete at porte cochere – 5 points
- Additional trees on site – 5 points
- Enhanced landscaping adjacent to the main entrance – 5 points.

Pedestrian/Bicycle Requirements

The applicant has provided racks for 24 bicycles at the west side of the hotel, as required by the Gateway Overlay District.

Development Review Committee Review

The Development Review Committee finds that the Site Plan meets all applicable requirements of the Zoning Ordinance and the Gateway Overlay District and therefore recommends approval.



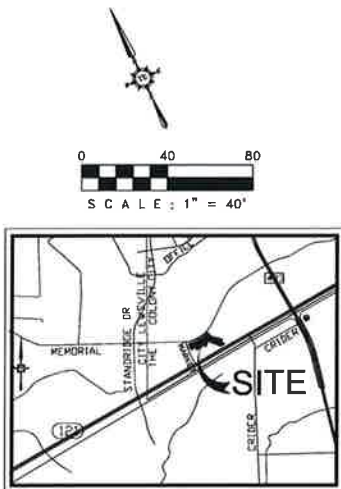
Project No. SP14-0016 - Project Name: La Quinta Hotel



City Limits	Business Park	General Retail	Light Commercial	Office District 1	Single Family Dwelling
La Quinta	Business Park/Industrial	Heavy Commercial	Mobile Home	Planned Development	Building Footprints
Agricultural	Duplex Dwelling	Industrial	Neighborhood Service	Shopping Center	

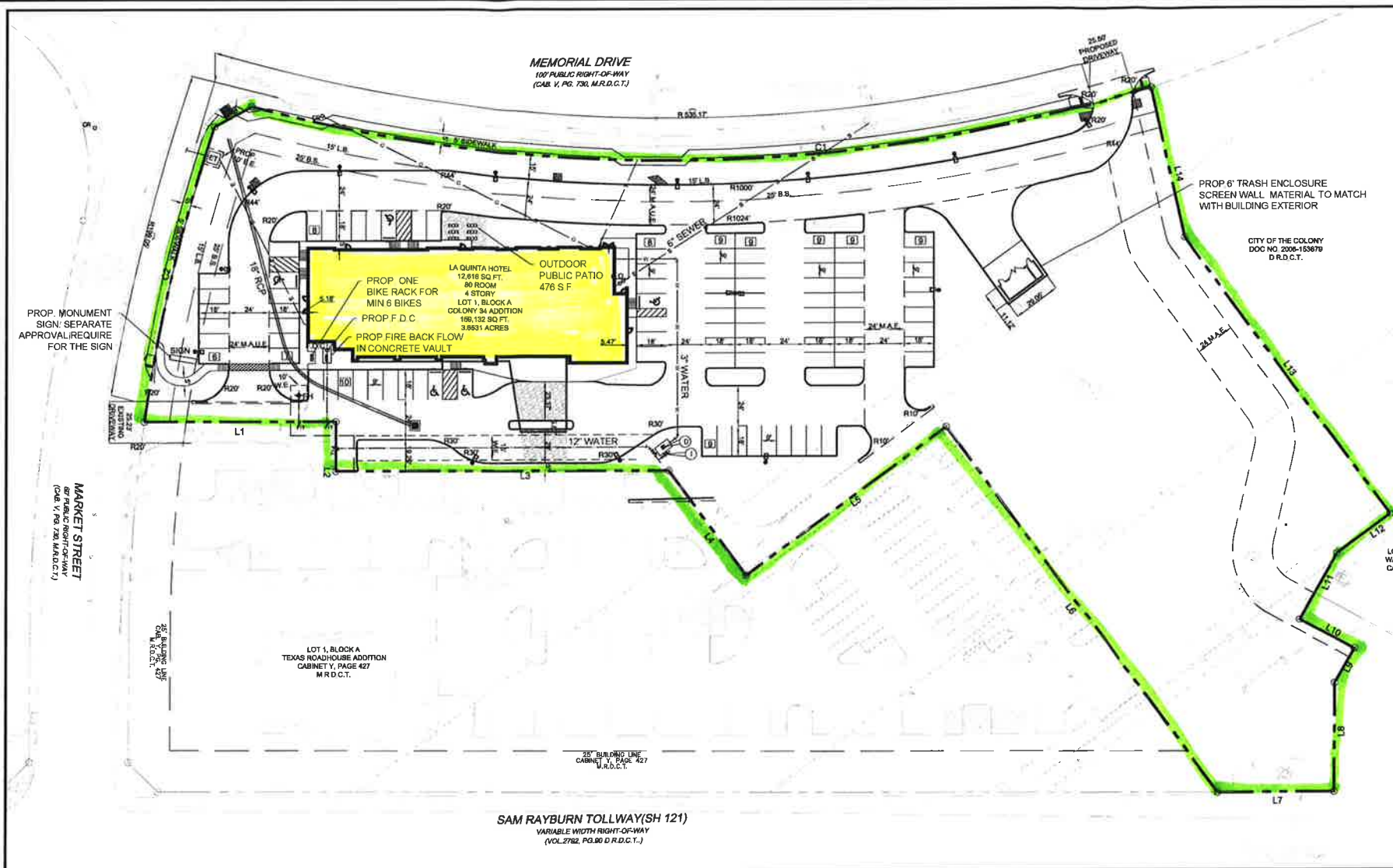
This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.





GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF THE COLONY.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P, PG. 128-137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
10. THE PROPOSED HOTEL BUILDING SHALL BE SPRINKLED.



LEGEND	
EXISTING BOUNDARY	BOUNDARY LINE
EXISTING CURB	PROPOSED CURB
EXISTING WATER MAIN	PROPOSED SAW-CUT
EXISTING SANITARY SEWER	PROPOSED STORM INLETS
EXISTING SEWER MANHOLE	PROPOSED AREA LIGHT
EXISTING CLEANOUT	PROPOSED HANDICAP SIGN
EXISTING ELECTRIC	PROPOSED HANDICAP LOGO
EXISTING POWER POLE	PROPOSED WATER METER
STORM SEWER	PROP.CONCRETE WHEEL STOP
EXISTING FIRE HYDRANT	PROP.POWER POLE
EXISTING STORM INLET	PROP.MONUMENT/POLE SIGN
EXISTING WATER VALVE	PROP.BACK FLOW PREVENTER
EXISTING WATER METER	PROP.FIRE DEPARTMENT CONNECTION
EXISTING GAS RISER	PROP.BLOCK RETAINING WALL
EX.TELEPHONE	PROP.SANITARY SEWER MH
EXISTING TELEPHONE RISER	PROPOSED CLEAN OUTS
EXISTING UTILITY BOX	
EXISTING TRAFFIC SIGN	
EXISTING OVERHEAD POWER	
EXISTING WATER MH	

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 61°10'03" W	115.71'
L2	N 28°49'57" W	30.01'
L3	S 61°10'03" W	201.15'
L4	N 65°24'34" W	79.01'
L5	S 24°35'05" W	150.31'
L6	N 65°24'40" W	276.46'
L7	S 60°50'49" W	69.93'
L8	S 28°33'39" E	65.85'
L9	S 01°19'09" W	24.13'
L10	N 89°40'52" E	36.87'
L11	S 00°25'11" E	45.52'
L12	S 24°35'05" W	40.17'
L13	S 65°24'59" E	208.81'
L14	S 41°43'12" E	93.25'
L15	S 32°41'30" E	25.50'

CURVE DATA		
CURVE NO.	C1	C2
CHORD	N 60°00'59" E 543.74'	N 16°04'09" W 165.11'
LENGTH	550.89'	165.31'
RADIUS	985.00'	970.00'
DELTA	32° 02' 40"	08°45'41"

ENGINEER TRIANGLE ENGINEERING LLC 1503 ASTORIA DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. (KEVIN PATEL) PH: 214.609.9271	SURVEYOR TEXAS HERITAGE SURVEYING LLC 10010 METRIC DR, DALLAS, TX 75243 CONTACT: KARTAVYA PATEL, P.E. (KEVIN PATEL) PH: 214.340.9700
OWNER/DEVELOPER/APPLICANT NITIN JARIWALA 4724 BRYAN CIRCLE, IRVING TEXAS	

LEGEND	
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
ACCESS EASEMENT	A.E.
PROPOSED 24" WIDE FIRE LANE	F.L.
FIRE DEPARTMENT CONNECTION	F.D.C.
MUTUAL ACCESS & UTILITY ESMT.	M.A.U.E.
MUTUAL ACCESS ESMT.	M.A.E.

SITE DATA SUMMARY CHART	
NUMBER OF LOTS	ONE
LAND USE DESIGNATION	BUSINESS PARK "BP"
EXISTING ZONING	BUSINESS PARK "BP"
GROSS ACREAGE	3.6531 ACRES OR 156,132 SQ.FT.
PROPOSED USE	HOTEL
BUILDING AREA	12,618 SQ. FT.
MEETING ROOM AREA	730 SQ. FT.
NUMBER OF ROOMS	80 ROOMS
BUILDING HEIGHT	19' 4"
FLOOR AREA RATIO	0.08:1
IMPERVIOUS AREA	72,787 SQ. FT. OR 45.74%
PERVIOUS AREA	86,345 SQ. FT. OR 54.26%
REQUIRED PARKING (1 SPACE PER ROOM)	80
PROVIDED PARKING	93
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4

ATTACHMENT 3 Site Plan

TRIANGLE ENGINEERING, LLC.

TX PE #11525

1503 ASTORIA DRIVE, ALLEN, TX 75013

PHONE: 214-609-9271

BY	DESCRIPTION	DATE
KP	1ST CITY SUBMITTAL	10/06/2014
KP	2ND CITY SUBMITTAL	11/03/2014

STATE OF TEXAS

KARTAVYA S. PATEL

87534

11/03/2014

SITE PLAN

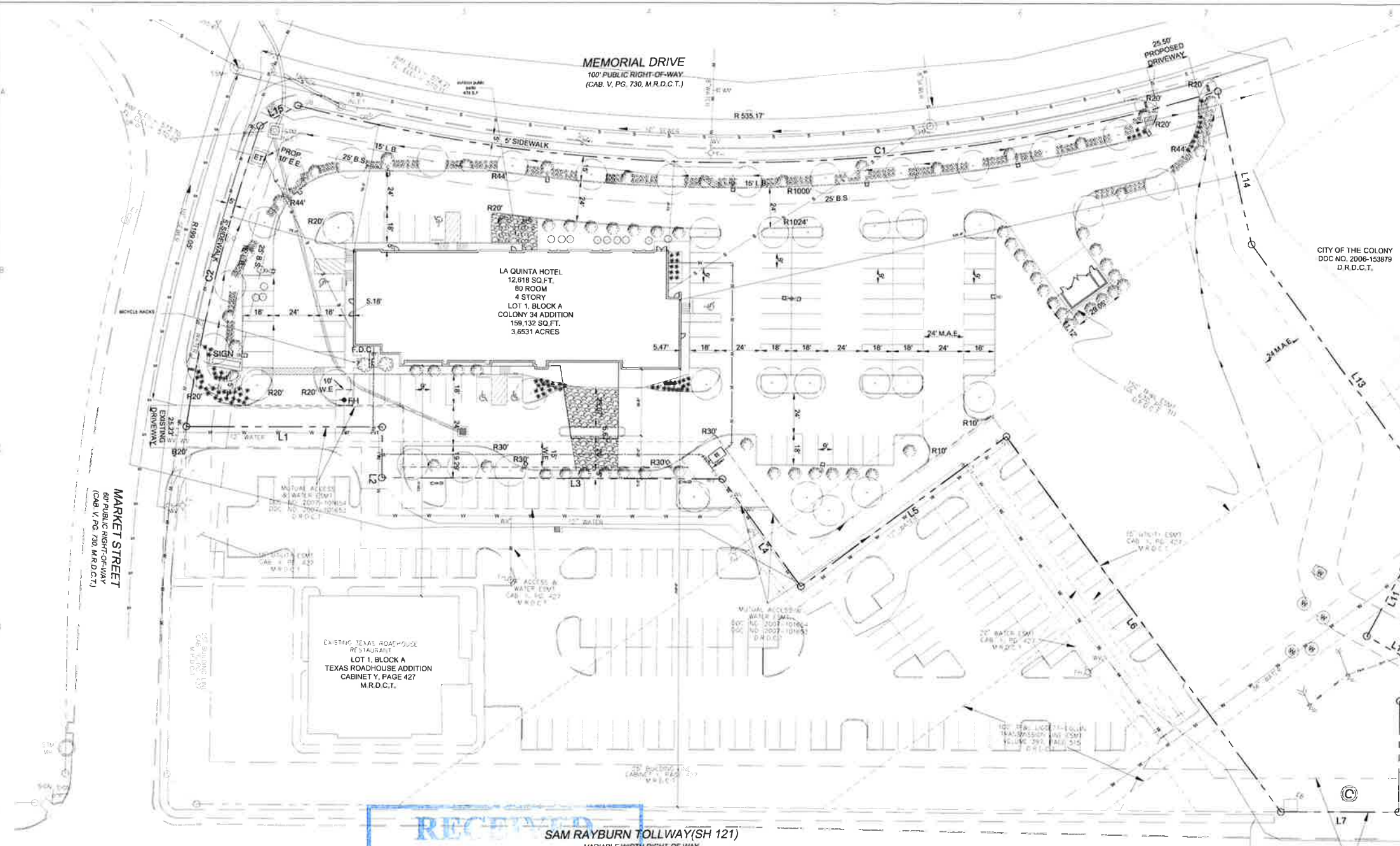
PROJECT No: 032-14

DATE: 10/04/2014

DRAWN BY: KP

CHECKED BY: KP

SHEET #	REVISION #
3	

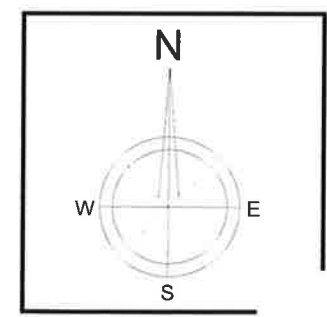


AREA SUMMARY	
4-Story, 80 Guestroom, Indoor Swimming Pool	
Site	70,623 s.f. (1.62 acres)=100%
Total Parking	93 Spaces (including 7 H.C. Accessible Spaces)
Building Total	48,400 s.f.
1st Floor	12,366 s.f. = 17.5%
2nd Floor	12,260 s.f.
3rd Floor	12,260 s.f.
4th Floor	11,514 s.f.
LANDSCAPING	23,254 s.f. = 32.92%
PAVEMENT	35,003 s.f. = 49.58%

Building Public Areas	
Great Room Breakfast	1906 s.f. (Includes Pantry)
Meeting Room	773 s.f.
Guest Laundry	112.00 s.f.
Fitness Center	737 s.f.
Great Room Lobby	825 s.f. (Includes Entry Vestibule)
Public Restrooms	254 s.f.
Back-Of-House	981 s.f. (Includes Hotel Laundry)
Pool	523 s.f.
Spa	53 s.f.

GUESTROOM MIX					
Room Type	1st Flr	2nd Flr	3rd Flr	4th Flr	Total
King Guestroom (314 s.f.)	2	4	5	5	16
Double Queen (322 s.f.)	1	13	13	13	40
Extended King Suite (395 s.f.)	0	8	8	8	24
Total	3	25	26	26	80

LIMITED SERVICE 80 UNIT
4 STORY HOTEL.
SPRINKLERED BUILDING



1 LANDSCAPE PLAN
SCALE: 1" = 16'-0"



SITE LEGEND		
LANDSCAPE AESTHETIC POINTS CALCULATIONS:		
BETWEEN 3&10 ACRES min, 15 points req'd.		20 POINTS PROVIDED
1.	STAMPED CONC. AT MAIN LOBBY ENTRY UNDER PORTE-COCHERE	5 POINTS
2.	ENHANCED LANDSCAPING @ MAIN LOBBY ENTRANCE OF PROPERTY	5 POINTS
3.	ENHANCED LANDSCAPING @ AND AROUND MONUMENT SIGN	5 POINTS
4.	ENHANCED SITE CANOPY TREES IN COMBINATION WITH DECORATIVE TREES	5 POINTS

LANDSCAPE LEGEND & ORDINANCE CALCULATIONS	
LANDSCAPE LEGEND: BURMUDA GRASS AZALEA IN THE FRONT & 3'-High RED YUKA AT BACK 4'-High PROPOSED 4" CALIPER 12'-14' TALL LIVE OAK TREE SOLID GRASS OR TURF STAMPED CONCRETE GROUND COVER TYP. LIGHT POLE	LANDSCAPING GATEWAY OVERLAY DISTRICT ORDINANCE CALCULATIONS: LANDSCAPE CHECK LIST City of THE COLONY Landscape Ordinance: TREE CALCULATIONS: -MARKET STREET, (199.05'-40' LF / 1 TREE =4.95 TREES) or -MARKET STREET, (199.05'-50' LF / 2 ornamental TREE =3.98x2=7.96 ornamental TREES) Required Street Trees = 5 large trees or 9 ORNAMENTAL trees Provided Street Trees = 4 LARGE+5 ORNAMENTAL TREES= TOTAL 9 -MEMORIAL DR. TREES (535.17'-1 TREE/50 LF=13.36 TREES) or -MEMORIAL DR. TREES (535.17'-1 TREE/50 LF=10.7X2=21.4 ORNAMENTAL TREES) Required Trees = 14 large trees or 22 ORNAMENTAL trees Provided Trees = 11 LARGE TREES + 13 ORNAMENTAL TREES=TOTAL 24 GENERAL LANDSCAPE NOTES: 1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING. REFER TO CIVIL DRAWINGS. 2. ALL PLANT MATERIAL SHALL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM. 3. PROVIDE TREE PROTECTION 4. LANDSCAPING AREA = 29,627.63 S.F 5. SOLID GRASS AREA = 27,079.63 S.F 6. GROUND COVER AREA = 2548 S.F 7. Provide 20 cypress trees & locate them as per the Client's Instructions.

- LANDSCAPE GENERAL NOTES
- A MINIMUM OF TWENTY PERCENT (20%) OF OF THE SITE SHALL BE LANDSCAPED.
 - THE MINIMUM PLANT SIZE REQUIREMENTS PROVIDED ARE THE MINIMUM SIZES ALLOWED.
 - ALL PLANTS SHOULD CONFORM TO THE LATEST ADDITION OF THE AMERICAN NURSERYMEN'S STANDARDS FOR PLANT MATERIAL.
 - WHERE MULTIPLE SIZES ARE PROVIDED FOR CALIPER (CAL.), HEIGHT (HT.), OR CONTAINER (CONT.), THE LARGEST SIZE SHALL PREVAIL.
 - ALL PLANTED AREAS SHALL BE IRRIGATED AND EQUIPPED WITH A "RAIN GAUGE" CONTROL SYSTEM.
 - ALL LANDSCAPING IS TO BE IRRIGATED IN ACCORDANCE WITH THE CITY STANDARDS.
 - ALL IRRIGATION SYSTEMS ARE TO BE FITTED WITH THE RAIN AND FREEZE GAUGES IN ACCORDANCE WITH THE CITY STANDARDS.

KEY MAP



NOT TO SCALE
CITY FILE NO: SP14-0016

ARCHITECT:
PRP ARQ
CORP.
ARCHITECTURE URBAN PLANNING INTERIOR DESIGN
PRP ARQ corp.
2500 Ventura Drive, Suite 1334,
Plano, Texas 75093
tel: 972.900.3104
email: ppale2030@gmail.com
www.
PLANO TEXAS USA

CONSULTANT:
LAQUINTA
INNS & SUITES

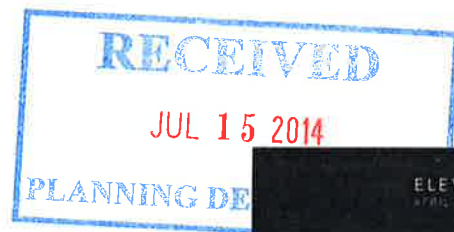
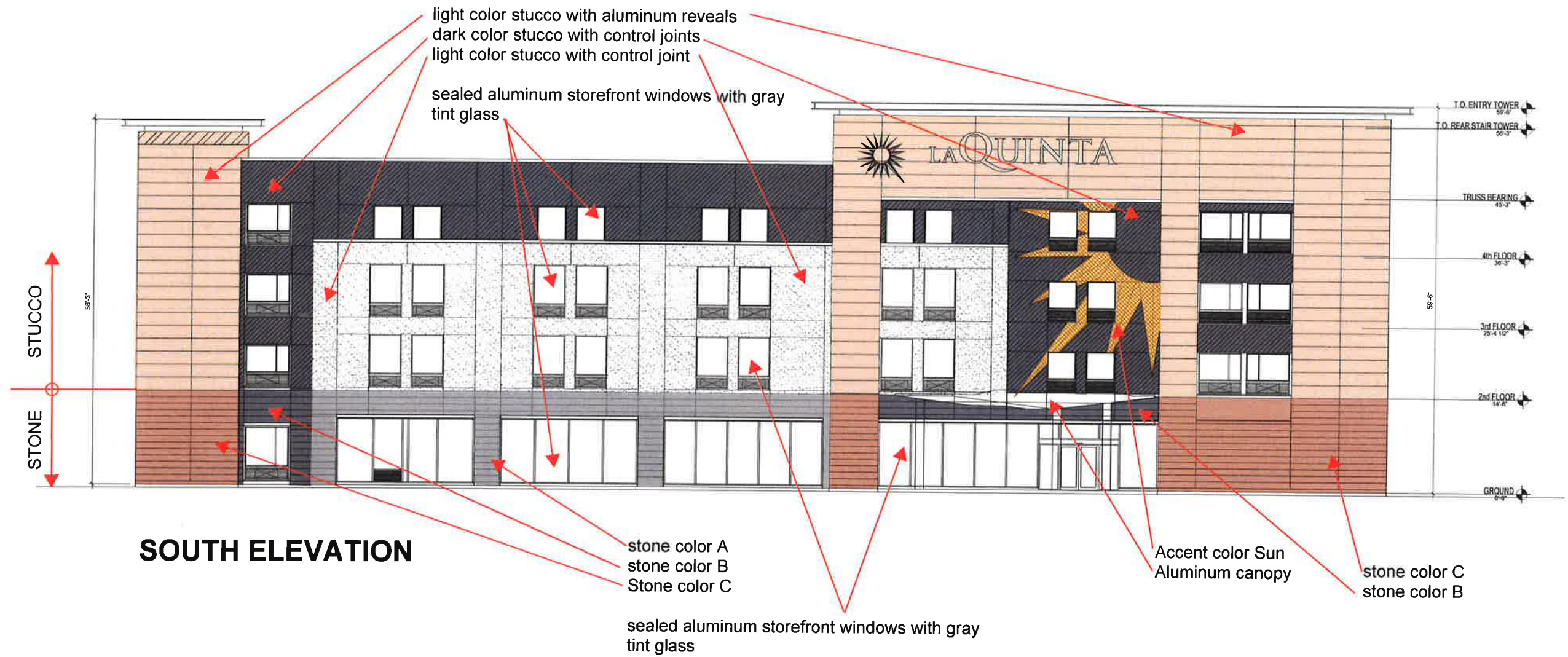
LaQuinta INN & SUITES
HWY 121 & Market Street,
THE COLONY . TEXAS
FOR
MR. JARIWALA
THE COLONY . TEXAS

ATTACHMENT 4
Proposed Landscape Plan

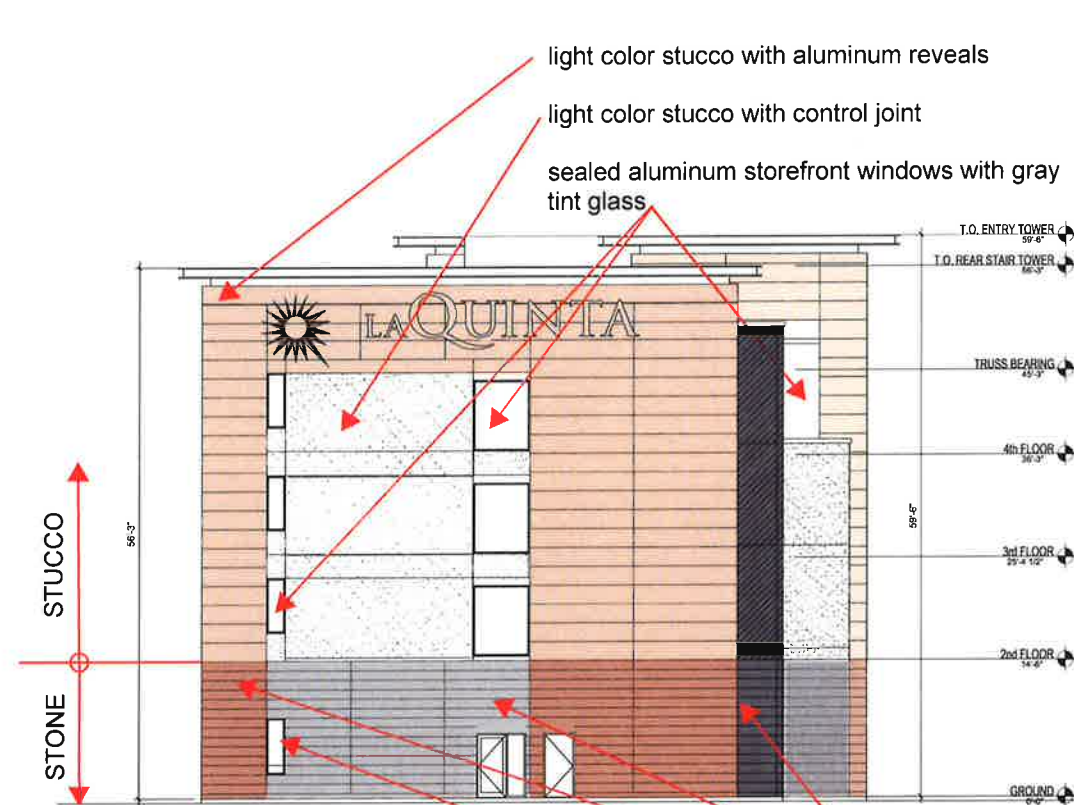
LANDSCAPE PLAN

DATE: 05/07/2014
PROJECT NUMBER: 14-0000
SHEET: 05 OF 05
DRAWN BY: JARIWALA
CHECKED BY: JARIWALA
APPROVED BY: JARIWALA

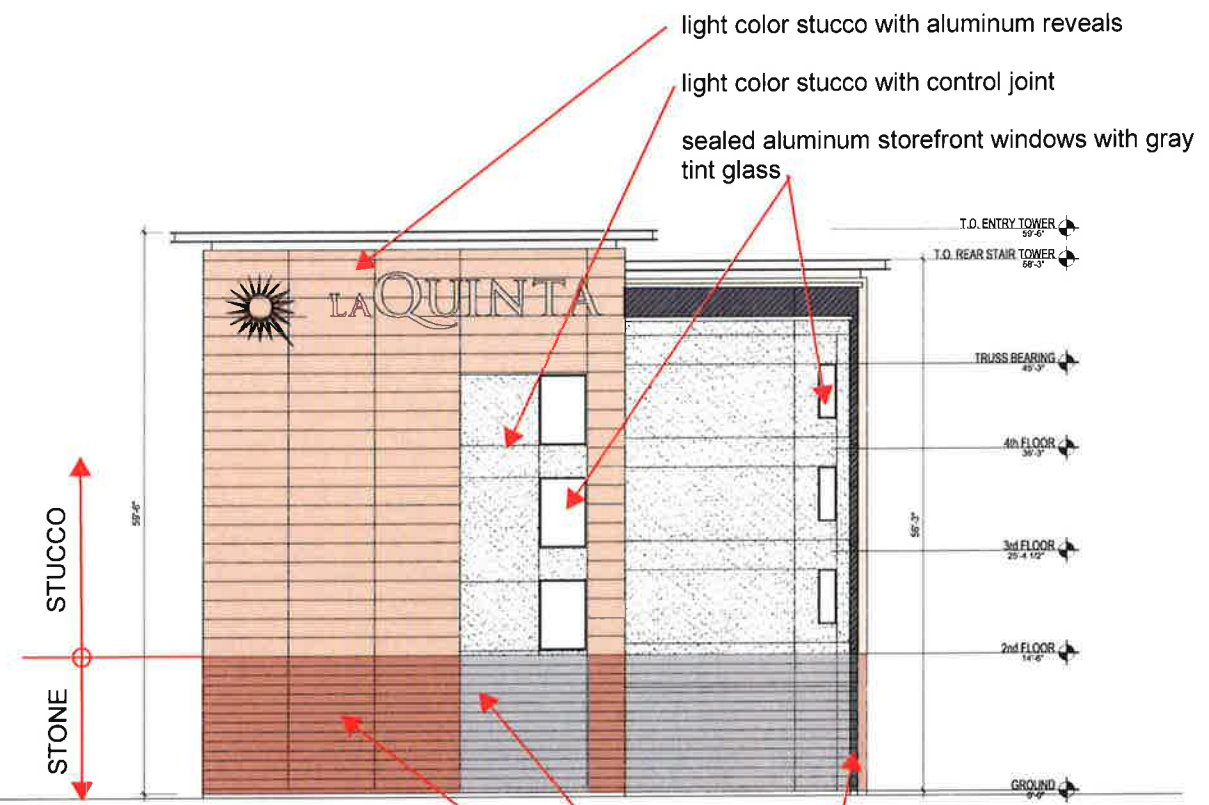
AS 102



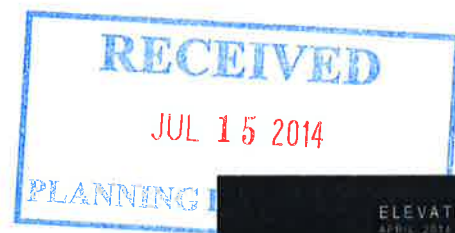
ATTACHMENT 5
Proposed Elevations



WEST ELEVATION



EAST ELEVATION

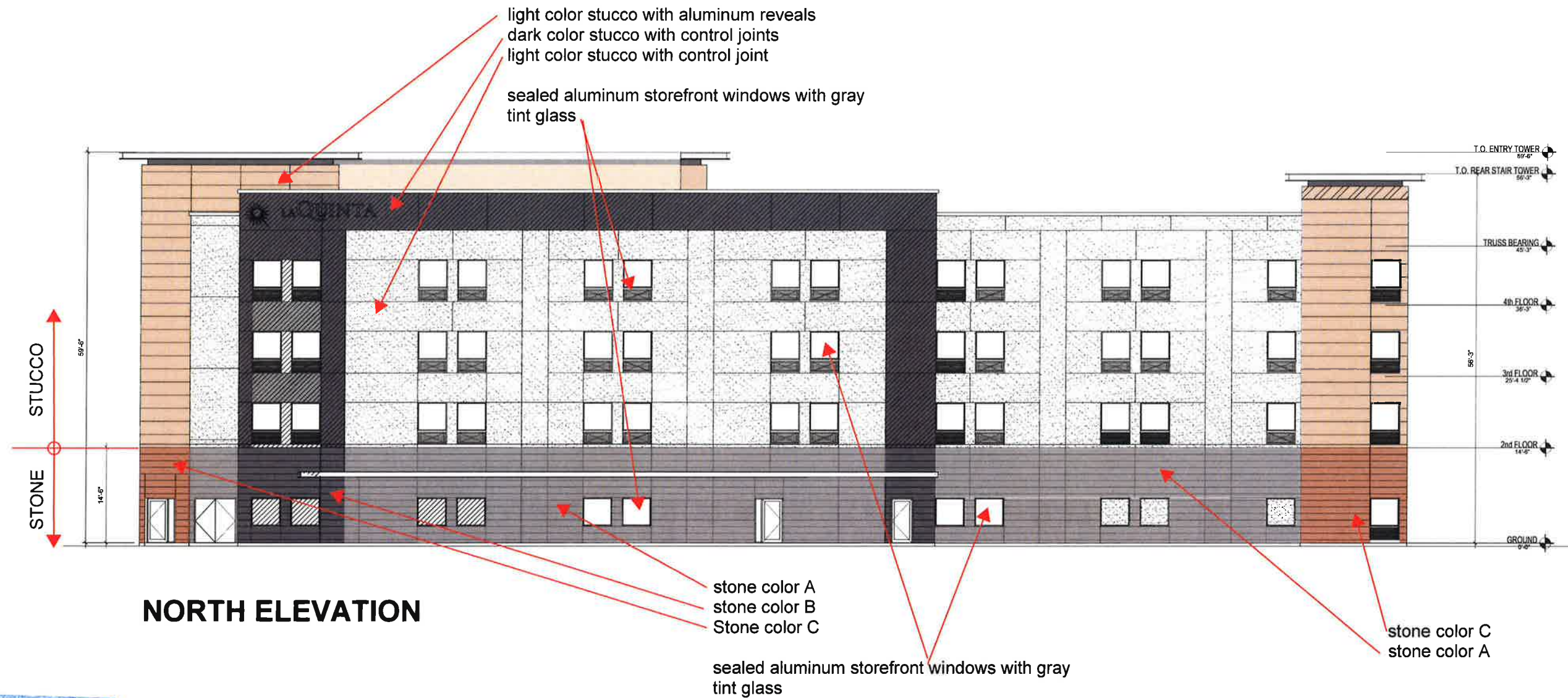


ELEVATIONS
ARCH 2014

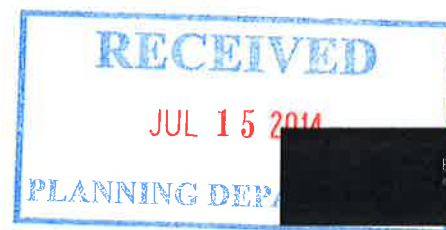
LA QUINTA
HIGHWAY 121 [SAM RAYBURN TOLLWAY] THE COLONY , TEXAS

ARCHITECT:
PRP inc. corporation
Pankaj R Patel, AIA





NORTH ELEVATION



ELEVATIONS
APRIL 2014

LA QUINTA
HIGHWAY 121 (SAM RAYBURN TOLLWAY) , THE COLONY , TEXAS

ARCHITECT:
PRP inc. corporation
Pankaj R. Patel AIA

